

**Application
Narrative
Cash Transmittal
Pre-Application
Pre-App Narrative
Pre-App Cash Transmittal
Development Standards**

Development Application



Development Application Type

(Please check the appropriate box of the Type(s) of Application(s) you are requesting.)

Zoning	Development Review	Land Divisions
<input checked="" type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Subdivision (PP)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Subdivision (Minor) (MD)
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Wash Modification (WM)	<input type="checkbox"/> Land Assemblage
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Historic Property (HP)	Other
<input type="checkbox"/> Development Agreement (DA)	Wireless Communication Facilities	<input type="checkbox"/> Annexation/De-annexation (AN)
Exceptions to the Zoning Ordinance	<input type="checkbox"/> Small Wireless Facilities (SW)	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Minor Amendment (MN)	<input type="checkbox"/> Type 2 WCF-DR Review (Minor) (SA)	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Hardship Exemption (HE)	Signs	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance/Accommodation/Appeal (BA)	<input type="checkbox"/> Master Sign Program (MS)	Other Application Type Not Listed
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Community Sign District (MS)	<input type="checkbox"/> Other

Project Name: McDowell Mountain Manor

Property's Address: 12651 E. Happy Valley Road Scottsdale, AZ 85255

Property's Current Zoning/District Designation:

The property owner shall designate an agent/applicant for the Development Application. This person shall be the owner's contact for the City regarding this Development Application. The agent/applicant shall be responsible for communicating all City information to the owner and the owner application team.

Owner: HHL Land, LLC	Agent/Applicant: Carolyn Oberholtzer
Company: HLC Equity	Company: Bergin, Frakes, Smalley, Oberholtzer, PLLC
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Phone: 412-334-7882 Fax:	Phone: 602-888-7860 Fax: 602-888-7856
E-mail: COberholtzer@bfsolaw.com	E-mail: COberholtzer@bfsolaw.com
Designer: Jamie van Ravensway	Engineer: Ali Fakh
Company: Greey Pickett	Company: Sustainability Engineering Group
Address: 7144 E. Stetson Drive, Suite 205	Address: 8280 E Gelding Dr #101, Scottsdale, AZ 85260
Phone: 480-609-0009 Fax: 480-609-0068	Phone: 480 516 5514 Fax:
E-mail: COberholtzer@bfsolaw.com	E-mail: Ali@azseg.com

Please indicate in the checkbox below the requested review methodology (please see the descriptions on page 2).

☐ This is not required for the following Development Application types: AN, AB, BA, II, GP, TA, PE and ZN. These applications will be reviewed in a format similar to the Enhanced Application Review methodology.



Enhanced Application Review:

I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.



Standard Application Review:

I hereby authorize the City of Scottsdale to review this application utilizing the Standard Application Review methodology.

Owner Signature	Agent/Applicant Signature

Official Use Only: Submittal Date: Development Application No:

Planning and Development Services

7447 East Indian School Road Suite 105, Scottsdale, Arizona 85251 • www.ScottsdaleAZ.gov

Development Application

Page 1 of 3

Revision Date: 5/10/2018

18-ZN-2018
8/17/2018

McDowell Mountain Manor

Project Narrative

Case #: 18-ZN-2018

1st Submittal: 8/15/2018

2nd Submittal 12/13/2018

Prepared for:
HHL Ranch Gate, LLC

Prepared by:
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18-ZN-2018
12/13/2018

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Introduction

McDowell Mountain Manor is a proposed 33-lot custom home single-family residential community, on approximately 40 acres of raw land, nestled between the existing Sereno Canyon community and the proposed Storyrock development on Ranch Gate Road in North Scottsdale. McDowell Mountain Manor is planned as an upscale gated community showcasing the natural beauty of the desert and surrounding area. Homesites have been carefully located to respect the natural features of the property and to showcase the properties abundant and spectacular views. McDowell Mountain Manor, which is part of the Dynamite Foothills Character Area, is well-planned and will serve as a template for smart and sensitive development for North Scottsdale's continued growth. This document provides a detailed description and analysis of the proposed development, as well as its relationship to Scottsdale's General Plan, Dynamite Foothills Character Area Plan, Environmentally Sensitive Lands Ordinance, and Sensitive Design Principles.

Project Location

McDowell Mountain Manor is located in North Scottsdale and is bordered by Ranch Gate Road to the north, 128th Street to the east, Juan Tabo road to the south, and the Sereno Canyon Community to the west as illustrated in **Exhibit A: Context Aerial**. The site encompasses approximately 40 acres, currently zoned R1-130 ESL, as illustrated in **Exhibit B: Dimensioned Plan**. The surrounding area is predominantly single-family residential development with a mix of residential zoning - including R-4R, R1-18, R1-43, R1-70, R1-130 - and areas of state-owned property, State Land Trust, and City of Scottsdale owned land (McDowell Mountain Preserve). The property is currently vacant and in its natural desert condition.

Surrounding Adjacent Uses

The surrounding adjacent land uses are as follows:

- North – State Land Trust
- Northeast – Vacant and single-family residential, Zoning: R1-70; R1-130
- East – Vacant land, currently planned as Storyrock, Current Zoning: R1-130, Proposed Zoning:
- Southeast – Vacant Land, currently planned as Storyrock Community, Current Zoning: R1-18,

Proposed Zoning:

- South: Vacant Land, Zoning R1-130
- Southwest: Sereno Canyon Community, Zoning: R-4R, R1-43, R1-130.
- West: Sereno Canyon Community, Zoning: R-4R, R1-43, R1-130
- Northwest – State Land Trust

Site Conditions

The site is comprised of gently rolling terrain with no significant features other than natural drainage ways. Common features in this area, such as boulder outcrops, hillside areas, etc. are not present on this site. The site falls gently from southwest to northeast and contains typical Sonoran Desert vegetation. The property boasts scenic distant views to the north and northeast, and mountain views to the south. The property is located entirely within the Upper Desert Landform, as defined by Scottsdale's Environmentally Sensitive Lands (ESL) Mapping.

A slope analysis has been prepared for this property, and such findings were used to determine the amount of Natural Area Open Space (NAOS) required for this property. As shown on **Exhibit C: Slope Analysis**, the site is required to provide 14.87 acres of NAOS which equates to 37.8% of the overall site.

There are two drainage ways which contain flows greater than 50 cfs. As such, these washes require additional review and protection from the City. McDowell Mountain Manor has plans to leave these washes in their natural state with minimal disturbance provided for local road crossings.

The site contains a variety of existing desert plant material. Areas of significant vegetation are depicted on **Exhibit D: Native Plant Plan**. Portions of the site that are disturbed during the construction process will be revegetated consistent with the existing native desert.

SUMMARY

Total number of lots: 33

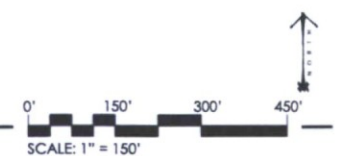
DENSITY:
0.82 DU/AC

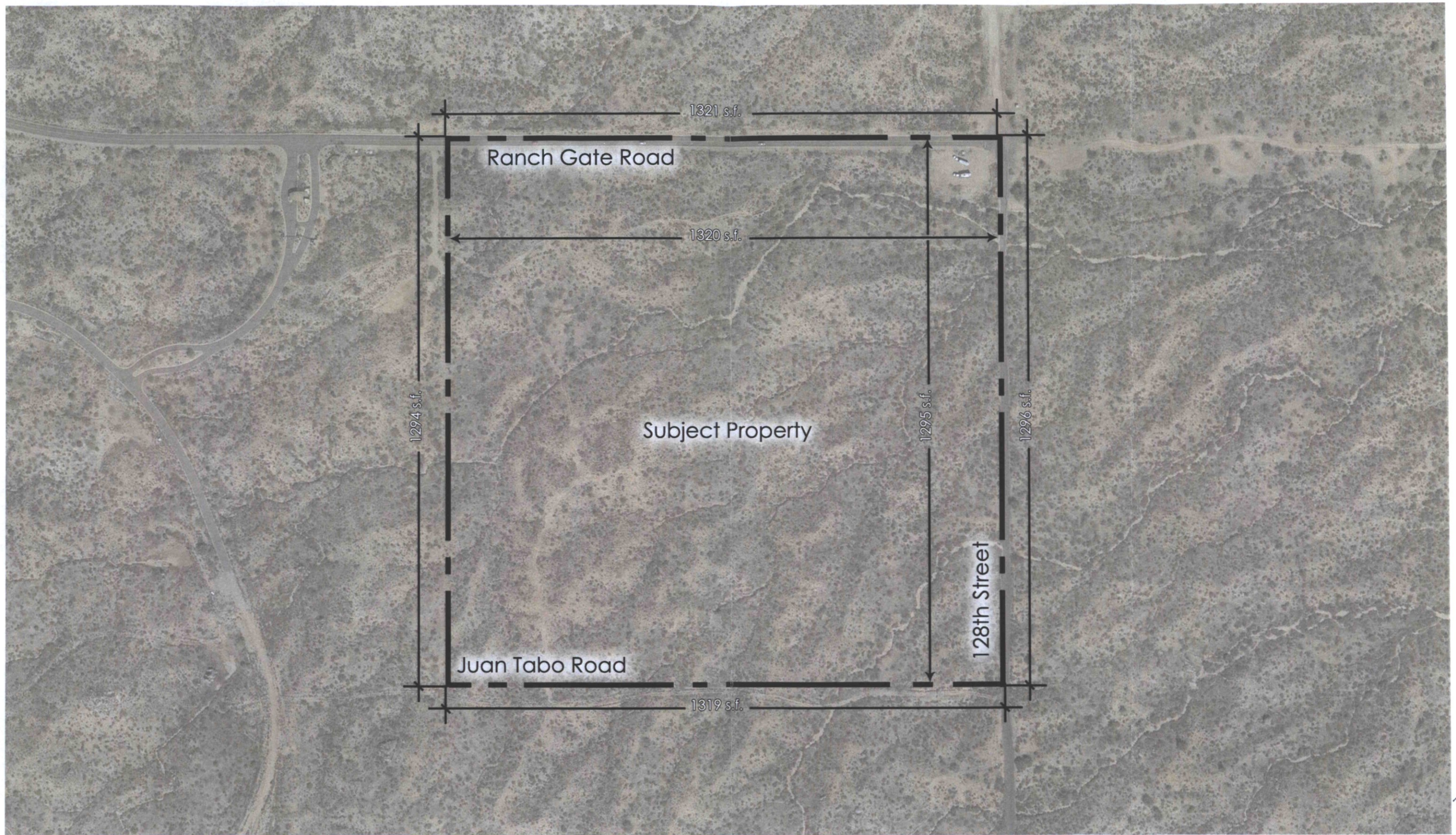
TOTAL PROJECT AREA:
+/- 40.013 Ac.



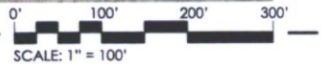
CONTEXT AERIAL & SITE PLAN MCDOWELL MOUNTAIN MANOR

18-ZN-2018
12/13/2018



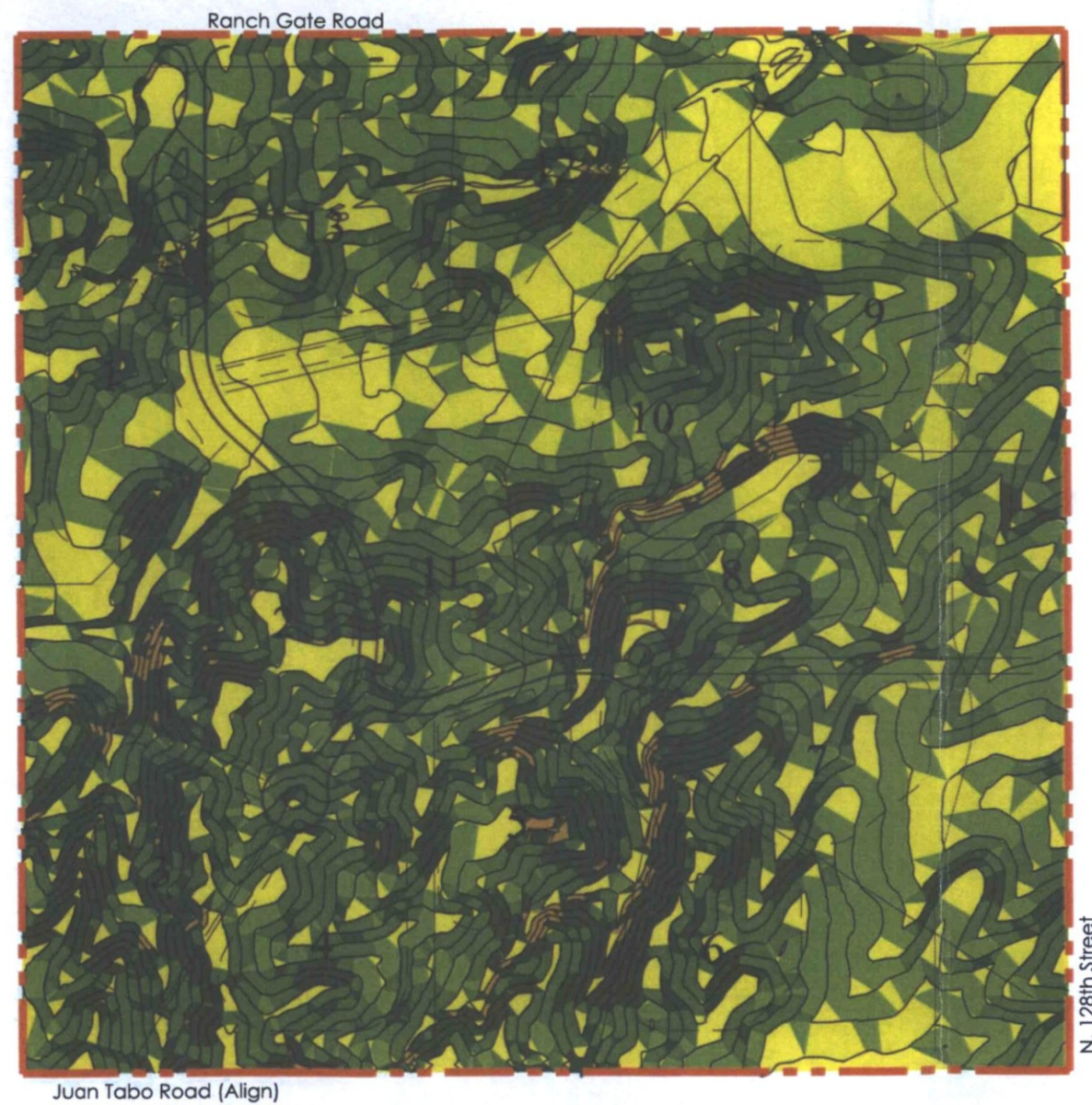


DIMENSION PLAN



MCDOWELL MOUNTAIN MANOR

18-ZN-2018
12/13/2018



LANDFORM TYPE: UPPER DESERT

SLOPE ANALYSIS TABLE				
SLOPE CATEGORY	SLOPE AREA* (Sq. Ft.)	SLOPE AREA (ACRES)	N.A.O.S. PERCENTAGE	REQUIRED N.A.O.S. AREA (ACRES)
0% TO 2%	283,430	6.51	25%	1.63
2% TO 5%	138,560	3.18	25%	0.80
5% TO 10%	455,701	10.46	35%	3.66
10% TO 15%	527,531	12.11	45%	5.45
15% TO 25%	304,177	6.98	45%	3.14
25%	18,723	0.43	45%	0.19
TOTAL	1,728,122	39.26		14.87

NOTE: SLOPE ANALYSIS CALCULATED USING LAND DESKTOP DEVELOPMENT 2005 SOFTWARE w/ DEFAULT PARAMETERS

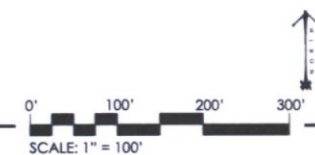
TOTAL SITE AREA: (+/-) 39.67 AC.

TOTAL N.A.O.S. REQUIRED: 14.87 AC.

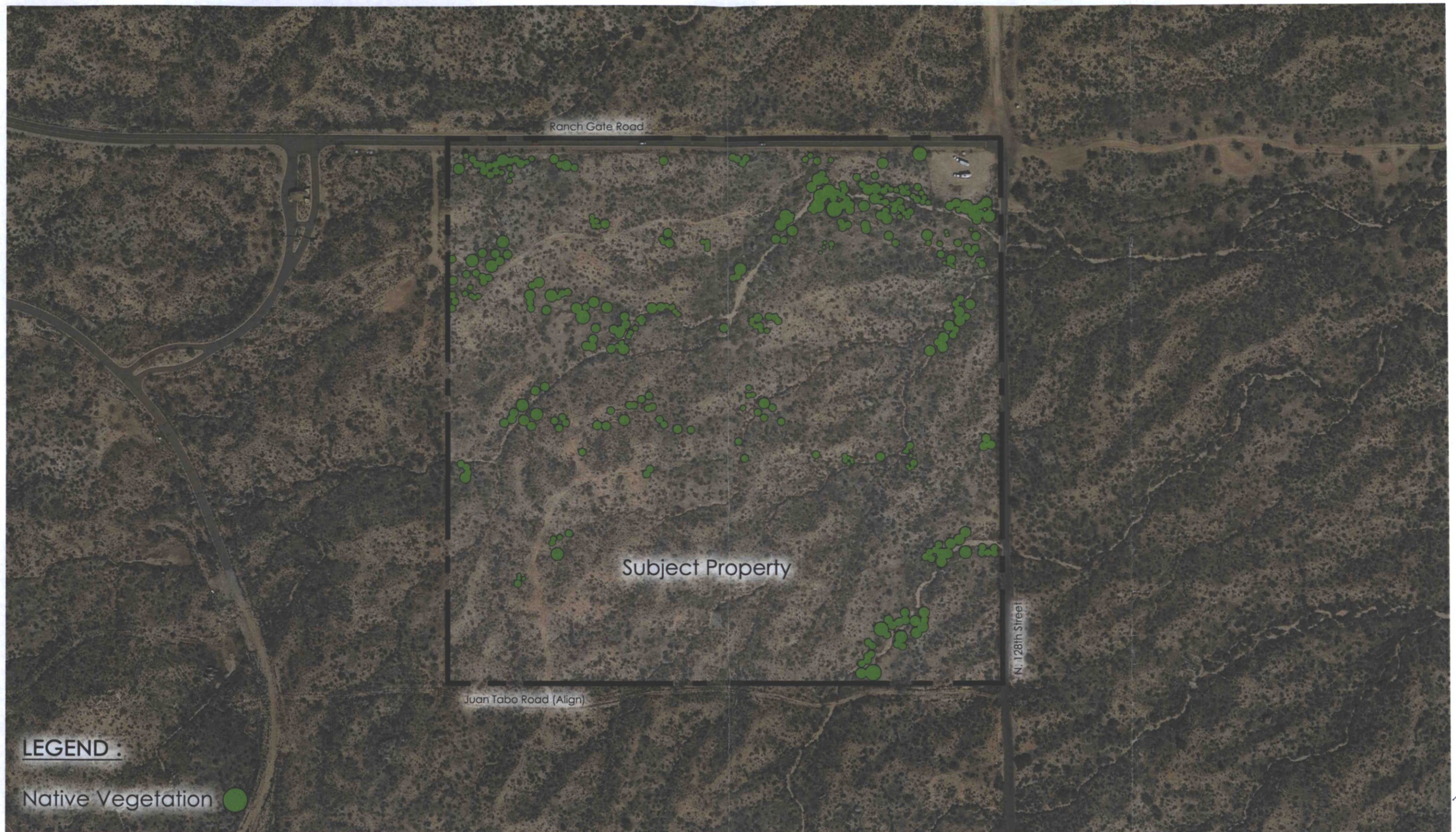
*Note: This slope analysis was prepared by LVA as part of the 11-PP-2008#2 Preliminary Plat

SLOPE ANALYSIS

MCDOWELL MOUNTAIN MANOR



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12/13/2018



LEGEND :

Native Vegetation ●

NATIVE PLANT PLAN

MCDOWELL MOUNTAIN MANOR

18-ZN-2018
12/13/2018

Date: December 13, 2018
GREY PICKETT

Request

Rezoning

This request is for a zone change from R1-130 ESL to R1-43 ESL and seeks to modify the density from 0.33 du/ac (13 lots) to 0.82 du/ac (33 lots), which is less than the maximum 1.0 du/ac allowed by the existing Rural Neighborhoods General Plan Land Use Designation. This request is compatible with the existing and proposed zoning patterns of the area and will enhance the area by providing a very low density, high quality single-family residential development.

Amended Development Standards

This proposed rezoning request references a future request for amended development standards (ADS), subject to approval. Amended Development Standards are the tool that the City provides in order to place more NOAS into tracts, versus placing NAOS on private residential lots. These amended standards allow the lot size to be reduced resulting in larger open space tracts, not additional lots. Unless subsequent ADS are approved, the applicant proposes to abide by the criteria for amended development standards, as stated in the ESL Zoning Ordinance within the R1-43 ESL Zoning category. The proposed development plan has been designed to utilize amended development standards thereby (1) reducing the buildable areas for development and (2) placing larger tracts of land into NAOS, which ultimately provides for greater protection of the natural desert.

Building envelopes will be utilized on all lots to further limit the development area and maximize open space. Additionally, the scenic corridor requirement along 128th street has been increased to further maximize open space and promote the rural character of the area.

Development Plan

Vision

McDowell Mountain Manor is planned as a very low density, upscale, gated community nestled in the foothills of the McDowell Mountains in North Scottsdale. The small community will feature thirty-three stunning and unique custom homesites that are carefully placed to minimize disturbance of the desert and promote the preservation of open space. Homesites will offer spectacular views to the distant mountains to the north, as well as to the McDowell Mountains to the south. The community will remain very low density (less than 1.0 du/ac), which will maintain the rural character of the area. The “rural residential lifestyle” is recognized in Scottsdale’s Zoning Ordinance as single-family dwellings in areas zoned as R1-43 and overlaid by the environmentally sensitive lands overlay – as is proposed through this application. The community has been planned and designed in a way to minimize impacts to the natural drainage ways. The architecture for the homes will be designed to reflect the characteristics of the site, as well as compliment the natural desert surroundings. The gated entry will be elegant, yet modest, and scaled to create a sense of arrival off of Ranch Gate Road, but small enough to blend into the desert landscape. Landscaping will be consistent with and compliment the natural Sonoran Desert Palette throughout the community, which will enhance the overall character of the area.

Site Plan

McDowell Mountain Manor has been planned to provide thirty-three custom home sites on a 40.02-acre site in North Scottsdale, as shown on **Exhibit E: Conceptual Site Plan**. The proposed zoning is R1-43 ESL and the overall density of the community will be approximately 0.82 du/ac, well below the 1.0 du/ac allowed by the General Plan. The owner is asking for approval of amended development standards that will reduce the minimum lot size from 43,000 sf to 32,250 sf. The reduction in lot size allows for greater amounts of land to be placed in tracts and dedicated as NAOS. In addition, each lot will utilize a building

envelope limiting construction improvements to that specific area within each lot, resulting in additional on-lot open space. Further, roads have been planned to fit within the natural contours of the site and minimize disturbance during construction.

Circulation

McDowell Mountain Manor will have a gated, single point of entry along Ranch Gate Road. This entry is located at least 660 feet from the Sereno Canyon entry and at least 660 feet from the intersection of Ranch Gate Road and 128th Street. The gated entrance will create a private community and minimize access to 128th street. The proposed internal streets will utilize the local residential street section (rural/ESL) and have a ROW of 40 feet, as illustrated on **Exhibit F: Circulation Plan**. These roads will meander through the community and will closely follow the natural topography to minimize construction disturbance.

All internal roads including the gated entry and cul-de-sacs shall adhere to the design standards as defined in the City's Design Standards and Policies Manual. Fire hydrant spacing will meet all requirements as defined in the Ordinance (Fire Ordinance 4283, 507.5.1.2)

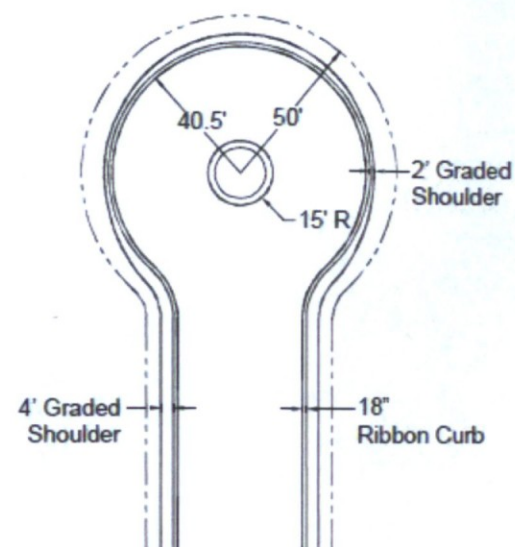
A ten (10) foot trail is planned along 128th street frontage, within the complete dedicated ROW. This trail will add to the overall pedestrian connectivity to the area.

Open Space

Providing significant open space is a primary objective of McDowell Mountain Manor. The community has been specifically planned to provide an abundance of quality open space and emphasize the preservation of significant natural drainage areas. McDowell Mountain Manor looks to dedicate a minimum of 15.77 acres, or 40.2% of the site, as NAOS, as seen on **Exhibit G: Natural Area Open Space Plan**. The development is required to provide 14.87 acres of NAOS per the slope analysis as approved from an earlier Preliminary Plat. The majority of the NAOS shall be within and along wash corridors, and within the scenic corridor along 128th street. These expansive open space areas will help maintain the rural character of the area. In addition, NAOS shall be provided on individual lots, as each lot will have a defined building envelope where improvements can occur. These envelopes create additional space not only between homes within the community, but also increased separation from neighboring communities. Certain open space areas, as well as disturbed areas, shall be landscaped to restore and enhance the community, as shown on **Exhibit H: Landscape Plan**. Open space areas may also include areas for retention and will be designed and landscaped to blend into the existing desert landscape.

Walls

Walls and fencing will be kept to a minimum at McDowell Mountain Manor in order to maintain the openness of the area. All walls shall be confined to the building envelopes on individual lots, or as part of the entry gates and monumentation at the project entry. All walls located within a building envelope on any proposed lot shall be a minimum of five (5) feet away from the edge of the building envelope to minimize disturbance within the NAOS areas. A perimeter wall around the entire site shall not be provided. All walls, retaining walls, and fencing shall comply with DSPM, Zoning ordinance, and/or as approved by staff.



with island

Figure 5-3.44 Cul-De-Sac Standards

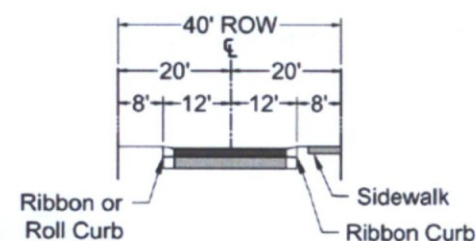


Figure 5-3.19 Local Residential - Rural/ESL Character

**All roads and gated entrances shall meet all standards as presented in the City's Design Standards and Policies Manual.

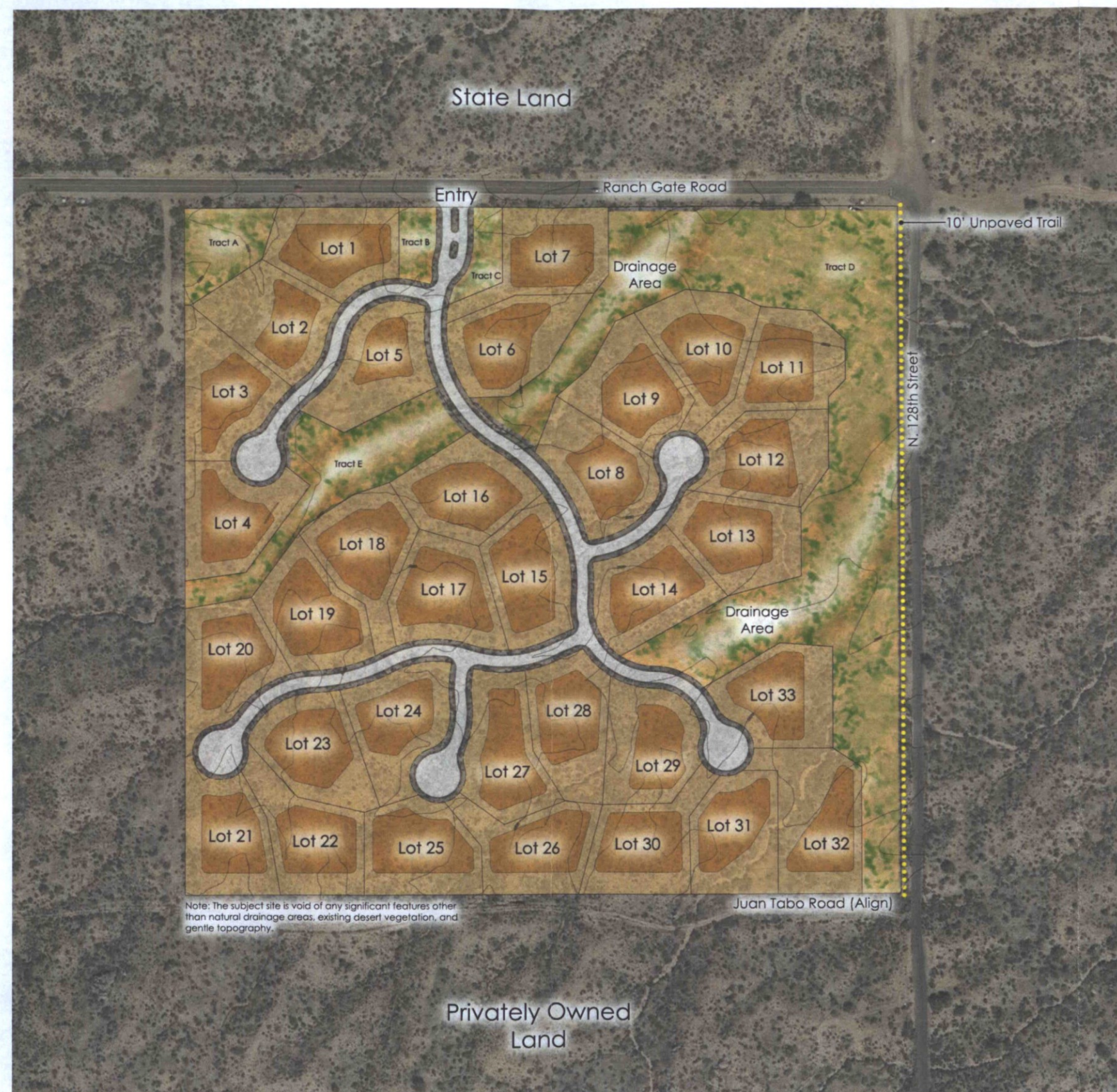
SUMMARY

Total number of lots: 33

DENSITY:
0.82 DU/AC

TOTAL PROJECT AREA:
+/- 40.013 Ac.

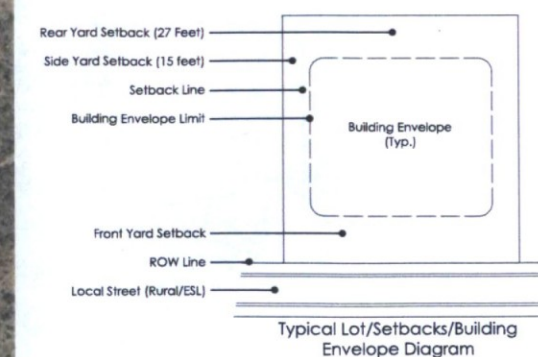
***All individual lot or site walls shall be limited to the building envelopes within the lots, or located in the landscape tracts at the entry. There shall be no perimeter walls for the community or on individual lot lines. All walls located within building envelopes shall be at least five (5) feet from the edge of the building envelope.



Lot Date Table

Lot #	Lot Area (SF)	Building Envelope Area (SF)
1	32,263	16,584
2	32,559	10,880
3	32,638	12,834
4	32,291	13,882
5	32,284	8,836
6	32,516	15,902
7	32,835	15,246
8	32,288	12,588
9	32,578	15,328
10	32,529	15,595
11	32,254	14,396
12	32,334	15,234
13	32,432	15,520
14	32,544	15,060
15	32,538	17,788
16	32,352	16,305
17	32,341	18,380
18	32,350	17,620
19	32,262	18,428
20	32,358	14,318
21	32,350	14,541
22	32,346	14,985
23	32,539	16,160
24	32,311	13,082
25	32,321	17,101
26	32,394	15,394
27	32,368	16,265
28	32,355	15,525
29	32,366	12,283
30	32,269	15,502
31	32,323	14,426
32	40,440	13,886
33	32,837	15,101

*All detailed lot information is conceptual and subject to change. Detailed lot information shall be established at time of preliminary plat.

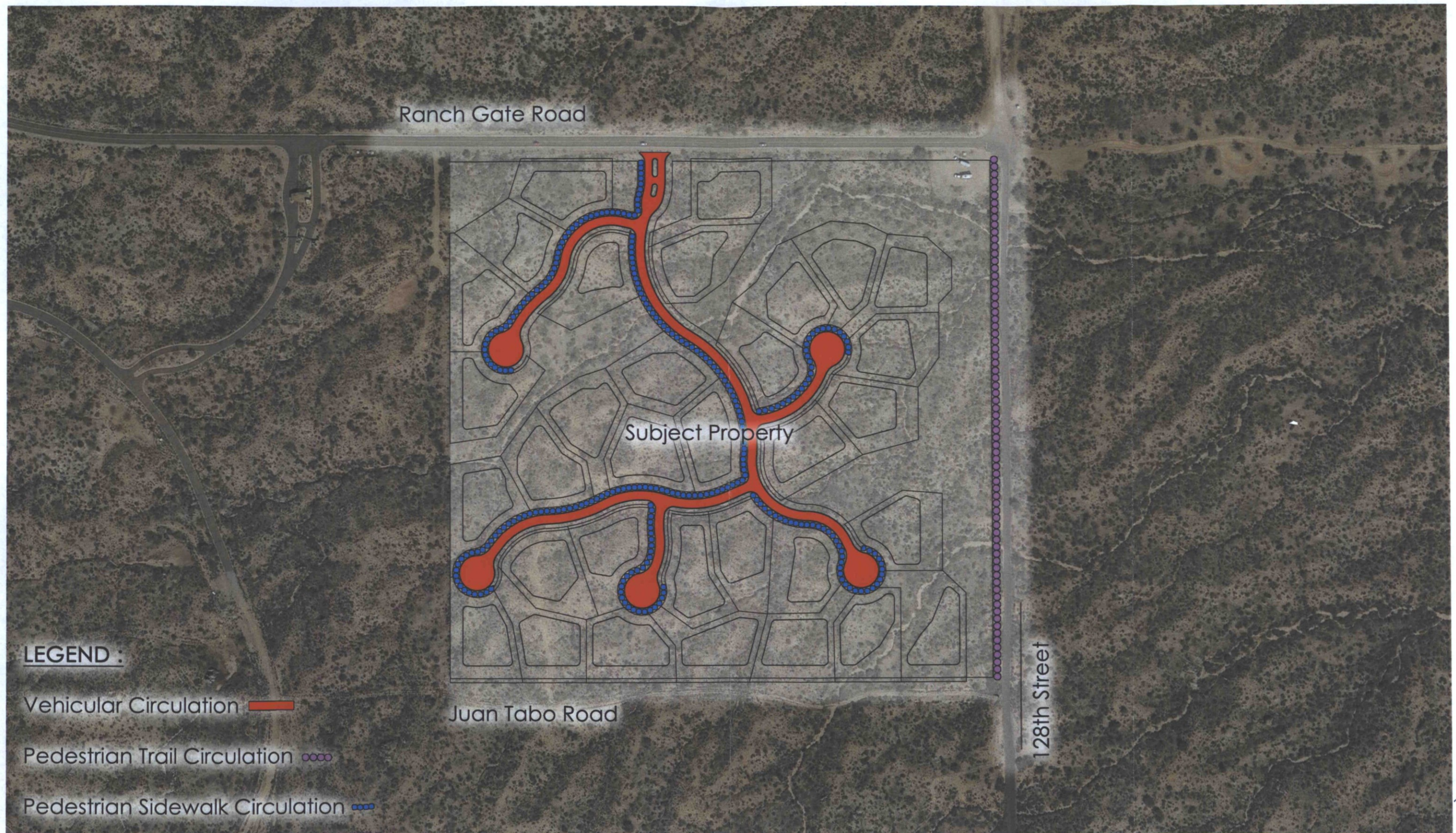


0' 100' 200' 300'
SCALE: 1" = 100'

SITE PLAN

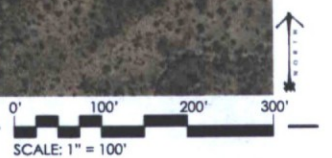
MCDOWELL MOUNTAIN MANOR

18-ZN-2018
12/13/2018



CIRCULATION PLAN

MCDOWELL MOUNTAIN MANOR



18-ZN-2018
12/13/2018

Date: December 13, 2018
GREEY PICKETT



..... Scenic Corridor Easement

IN-TRACT NAOS (Undisturbed)
This zone represents the undisturbed areas of the community which will remain in its current natural state, and placed in a permanent tract.

ON-LOT NAOS
This zone represents the undisturbed areas of the community located on individual lots which will remain in its current natural state.

IN-TRACT NAOS (Revegetated)
This zone represents the disturbed areas of the community which will be revegetated and placed in a permanent tract.

Total NAOS Provided: 15.43 Acres (38.6% of site)

Total NAOS Required*: 14.87 Acres (37.2% of site)

Total Project Area: +/- 40.01 Acres (Gross)

*Note: NAOS requirement is based upon the slope analysis prepared by LVA for this property as part of the 11-PP-2008#2 Preliminary Plat.

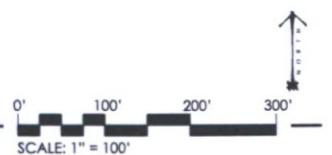
NAOS & Lot Data Table

Lot #	Lot Area (SF)	Building Envelope Area (SF)	Potential On Lot NAOS				Total Potential NAOS (SF)	Total Potential NAOS (AC)
			Undisturbed (SF)	Undisturbed (AC)	Revegetated (SF)	Revegetated (AC)		
1	32,263	16,584	4,610	0.11			4,610	0.11
2	32,559	10,880	15,709	0.36			15,709	0.36
3	32,638	12,834	13,633	0.31			13,633	0.31
4	32,291	13,882	14,643	0.34			14,643	0.34
5	32,284	8,836	13,407	0.31			13,407	0.31
6	32,516	15,902	10,670	0.24			10,670	0.24
7	32,835	15,246	5,910	0.14			5,910	0.14
8	32,288	12,588	9,013	0.21			9,013	0.21
9	32,578	15,328	13,283	0.30			13,283	0.30
10	32,529	15,595	13,085	0.30			13,085	0.30
11	32,254	14,396	13,879	0.32			13,879	0.32
12	32,334	15,234	11,992	0.28			11,992	0.28
13	32,432	15,520	13,214	0.30			13,214	0.30
14	32,544	15,060	8,711	0.20			8,711	0.20
15	32,538	17,788	3,270	0.08			3,270	0.08
16	32,352	16,305	11,765	0.27			11,765	0.27
17	32,341	18,380	6,167	0.14			6,167	0.14
18	32,350	17,620	10,149	0.23			10,149	0.23
19	32,262	18,428	7,341	0.17			7,341	0.17
20	32,358	14,318	8,905	0.20			8,905	0.20
21	32,350	14,541	10,092	0.23			10,092	0.23
22	32,346	14,985	9,195	0.21			9,195	0.21
23	32,539	16,160	8,040	0.18			8,040	0.18
24	32,311	13,082	7,097	0.16			7,097	0.16
25	32,321	17,101	10,155	0.23			10,155	0.23
26	32,394	15,394	10,538	0.24			10,538	0.24
27	32,368	16,265	5,532	0.13			5,532	0.13
28	32,355	15,525	11,455	0.26			11,455	0.26
29	32,366	12,283	12,798	0.29			12,798	0.29
30	32,269	15,502	10,979	0.25			10,979	0.25
31	32,323	14,426	12,446	0.29			12,446	0.29
32	40,440	13,886	15,187	0.35			15,187	0.35
33	32,837	15,101	12,583	0.29			12,583	0.29
sub-total:			345,453	7.93	0	0.00	345,453	7.93

In-Tract	Undisturbed (SF)	Undisturbed (AC)	Revegetated (SF)	Undisturbed (AC)			
Tract A	19,025	0.44			19,025	0.44	
Tract B	0	0.00			0	0.00	
Tract C	0	0.00			0	0.00	
Tract D	230,924	5.30	28399	0.65	259,323	5.95	
Tract E	40,781	0.94	7688	0.18	48,469	1.11	
sub-total:		290,730	6.67	36,087	0.83	326,817	7.50
Total NAOS Provided:		636,183	14.60	36,087	0.83	672,270	15.43

NATURAL AREA OPEN SPACE PLAN

MCDOWELL MOUNTAIN MANOR



18-ZN-2018
12/13/2018

Date: December 13, 2018
GREEY PICKETT

- ZONE A: ENHANCED DESERT PLANTING**
Located at the project entry and along the internal roads, this zone will be irrigated and planted with nursery grown plant material. Plant selections will be designed to complement the naturally occurring vegetation, but may be planted more densely. Salvaged plant material from onsite may be used in this area.
- ZONE B: REVEGETATED NATIVE PLANTING**
These areas will be revegetated to restore the disturbed areas caused by construction. The plant selection and density will meet or exceed the existing plant density on the site and be consistent with the natural vegetation zone. Salvaged plant material from onsite may be used in this area.

- ZONE C: ENHANCED DESERT PLANTING**
This zone represents the undisturbed areas of the community which will remain in its current natural state.

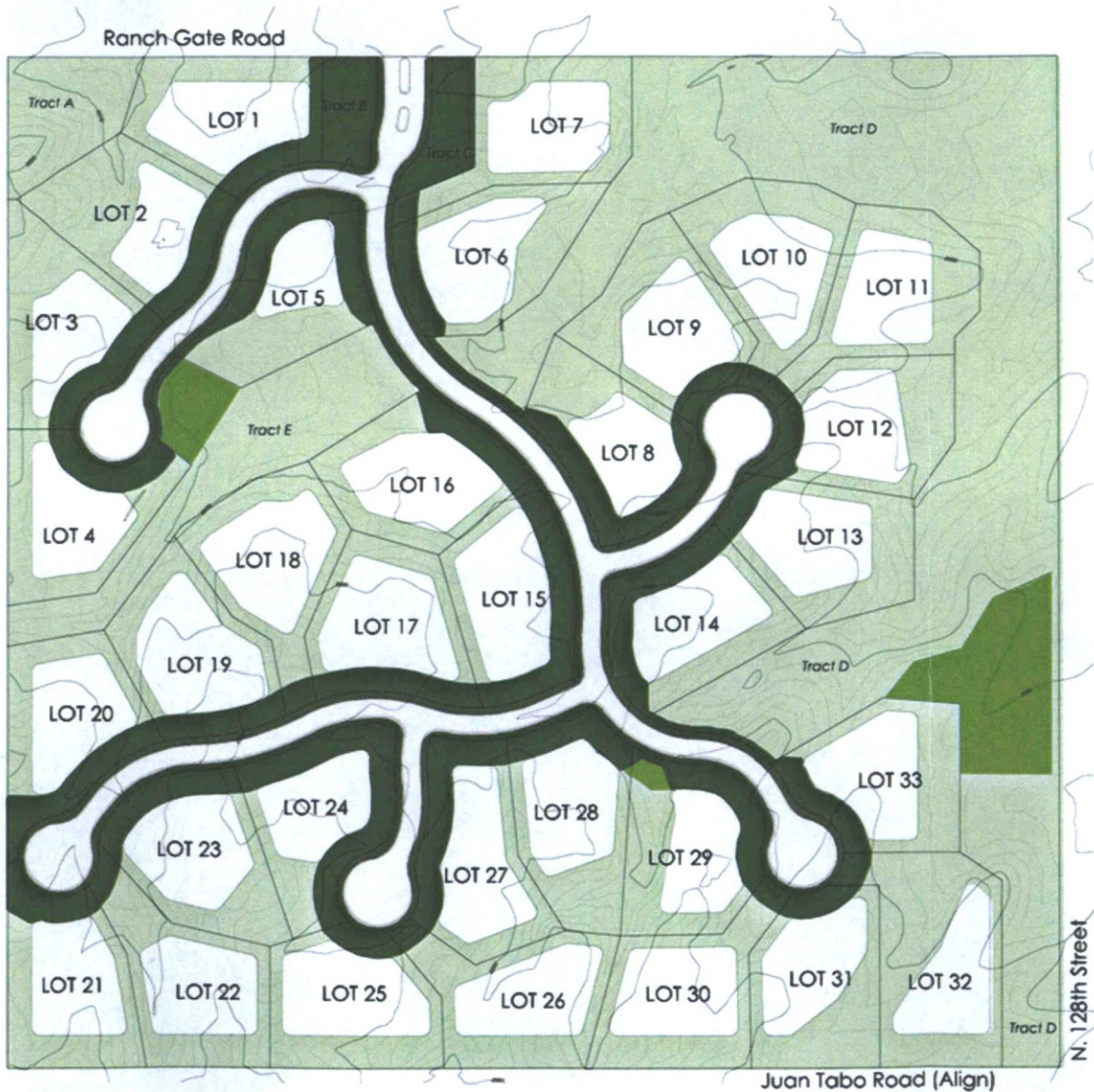
LANDSCAPE NOTES:

1. ALL PLANT MATERIAL WILL COMPLY WITH CITY OF SCOTTSDALE ESL PLANT LIST.

2. ALL DISTURBED AREAS TO BE TOP DRESSED WITH 'DESERT FLOOR' DECOMPOSED GRANITE TO MATCH COLOR AND SIZE OF ADJACENT INERT MATERIAL.

3. BOULDERS ARE TO BE SURFACE SELECT SITE BOULDERS, 1/3 BURIED IN SOIL, TYP.

4. PLANTS THAT ARE PROPOSED TO BE INSTALLED IN A DETENTION BASIN OR DRAINAGE CHANNEL SHALL BE IN CONFORMANCE WITH THE DESIGN STANDARDS AND POLICIES MANUAL SECTION 2-1.403 NATIVE PLANTS IN DETENTION BASINS AND DRAINAGE CHANNELS.



Note: Detailed landscape plans with detailed plantings, sizes, quantities, monumentation, entry details, revegetation techniques, etc. to be submitted, reviewed & approved separately through the development review process.

PLANT LIST

TREES		MIN. SIZE
ACACIA GREGGII	CATCLAW ACACIA	15 GAL.
CELTIS RETICULATA	DESERT HACKBERRY	15 GAL.
CERCIDIUM FLORIDUM	BLUE PALO VERDE	15 GAL.
CERCIDIUM MICROPHYLLA	FOOTHILLS PALO VERDE	15 GAL.
CHILOPSIS LINEARIS	DESERT WILLOW	15 GAL.
OLNEYA TESOTA	IRONWOOD	15 GAL.
PROSPIS VELUTINA	MESQUITE	15 GAL.

SHRUBS AND ACCENTS		MIN. SIZE
AGAVE SPP.	AGAVE SPECIES	5 GAL.
AMBROSIA AMBROSIOIDES	GIANT BURSGAGE	5 GAL.
AMBROSIA DELTOIDEA	BURSGAGE	5 GAL.
CALLIANDRA ERIOPHYLLA	FAIRY DUSTER	1 GAL.
CARNEGIEA GIGANTEA	SAGUARO	SPEAR
CYLINDROPUNTIA FULGIDA	CHOLLA	5 GAL.
DASYLIRION WHEELERI	DESERT SPOON	5 GAL.
ERICAMERICA LARCIFOLIA	URPENTINE BUSH	5 GAL.
FEROCACTUS WIZLIZENI	BARREL CACTUS	5 GAL.
FOUQUIERIA SPLENDENS	OCOTILLO	5 GAL.
HOLACANTHA EMORYI	CRUCIFIXION THORN	5 GAL.
HYPTIS EMORYU	DESERT LAVENDER	5 GAL.
JUSTICIA CALIFORNICA	CHUPAROSA	5 GAL.
LARREA TRIDENTATA	CREOSOTE	5 GAL.
QUERCUS TURBINELLA	SCRUB OAK	5 GAL.
OPUNTIA ENGELMANNII	PRICKLY PEAR	5 GAL.
SIMMONDSIA CHINENSIS	JOJOBA	5 GAL.
VIGUIERA DELTOIDEA	GOLDENEYE	5 GAL.
YUCCA ELATA	SOAPTREE YUCCA	5 GAL.
YUCCA BACCATA	BANANA YUCCA	5 GAL.

GROUNDCOVERS		MIN. SIZE
BAILEYA MULTIRADIATA	DESERT MARIGOLD	1 GAL.
DYSSODIA PANTACHETA	DOGWEED	1 GAL.
MELAMPodium LEUCANTHUM	BLACKFOOT DAISY	1 GAL.
PENSTEMON SPP.	PENSTEMON	1 GAL.
PSILOSTROPHE COOPERI	PAPERFLOWER	1 GAL.
SPHAERALCEA AMBIGUA	DESERT GLOBEMALLOW	1 GAL.
VERBENA SPP	VERBENA	1 GAL.

- INERT MATERIAL**

SURFACE SELECT BOULDERS
RAKED NATIVE SOIL

TO MATCH ON-SITE ROCK COLOR
IN ALL PLANTING AREAS

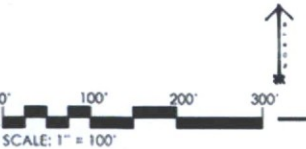
REVEGETATED NAOS AND ENHANCED DESERT OPEN SPACE TO INCLUDE A COMBINATION OF REVEGETATED PLANT MATERIALS, PLANT MATERIALS AS LISTED ABOVE AND HYDROSEED MIX. AREAS AND LOCATIONS TO BE DETERMINED AT FINAL PLAN SUBMITTAL.

HYDROSEED MIX - APPLY AT RATE OF 15 PLS LBS/ACRE		PLS LBS/ACRE
AMBROSIA DELTOIDEA	TRIANGLE-LEAF BURSGAGE	3.0
ATRIplex CANESCENS	FOUR-WING SALT BUSH	3.0
ENCELLA FARINOSA	BRITTLEBUSH	2.0
ERICAMERIA LARICIFOLIA	TURPENTINE BUSH	1.0
LARREA TRIDENTATA	CREOSOTE BUSH	2.0
SENNA COVESII	DESERT SENNA	2.0
SPHAERALCEA AMBIGUA	GLOBEMALLOW	2.0

CONCEPTUAL LANDSCAPE PLAN

MCDOWELL MOUNTAIN MANOR

18-ZN-2018
12/13/2018



General Plan Conformance

The City of Scottsdale's General Plan is a comprehensive document created by the City and used as the primary tool for guiding the future of the City. The General Plan contains the Community's goals and policies as it pertains to land use, character and design, open space and many other important aspects of the City. The General Plan also establishes a general guide to what housing densities are allowed throughout the Dynamite Foothills area and the rest of the City. The General Plan designates the Property as "Rural Neighborhoods," which allows up to one (1) dwelling unit per acre. The proposed density is less than one (1) dwelling units per acre and is consistent with the Rural Lifestyle character. As a result, the proposal is in conformance with the General Plan and, therefore, a General Plan Amendment is not needed or being requested at this time.

The Owner and development team understands the importance of the General Plan and the critical role it plays as a guiding document for the City. The subject property aims to meet all of the goals and objectives as stated in the City's General Plan. Specifically, those goals and solutions are listed below.

Scottsdale's Six Guiding Principles

The City of Scottsdale's General Plan identifies six "guiding principles," as listed below. McDowell Mountain Manor supports and recognizes its importance regarding land development in Scottsdale. The six guiding principles are listed below;

1. Preserve Meaningful Open Space
2. Enhance neighborhoods
3. Seek Sustainability
4. Support Economic Vitality
5. Advance Transportation
6. Value Scottsdale's Unique Lifestyle and Character

McDowell Mountain Manor, will support and meet the expectations of the six guiding principles in the following ways:

1. Preserve Meaningful Open Space

"The city of Scottsdale is committed to promoting the acquisition, dedication, and setting aside of open space as a community amenity and in support of the tourism industry in Scottsdale."

The City of Scottsdale has made the preservation of open space a priority and demonstrated this commitment by adopting its ESL ordinance, creating the McDowell Sonoran Preserve, and through preservation of scenic roadway buffers along major roads. McDowell Mountain Manor will continue to preserve meaningful open space in this manner by establishing a scenic corridor along 128th Street and preserving meaningful internal open space for the enjoyment of its residents and guests. These expansive open space areas will provide additional scenic quality for residents and visitors who visit the area's many outdoor recreation spots.

2. Enhance neighborhoods

"Scottsdale's residential and commercial neighborhoods are a major defining element of this community. The quality of our experience as a Scottsdale citizen is expressed first and foremost in the individual neighborhoods where we live, work, and play. Scottsdale is committed to maintaining and enhancing our existing and future neighborhoods. Development, revitalization, and redevelopment decisions, including rezoning and infrastructure planning, must meet the needs of our neighborhoods in the context of broader community goals."

McDowell Mountain Manor is committed to enhancing future neighborhoods and demonstrates this by providing a neighborhood that respects the natural desert setting, and creates highly desirable, low density custom homesites, close to recreation and surrounding mountain areas. The neighborhood offers views of beautiful surrounding mountain vistas and access to nearby conveniences.

3. Seek Sustainability

"Scottsdale is committed to the effective management of its finite and renewable environmental, economic, social, and technological resources to ensure that they serve future needs."

McDowell Mountain Manor is committed to sustainability by limiting density and embracing the rural character as identified in the General Plan. The proposed development utilizes existing roadways and has minimal impact to the site and surrounding area. The neighborhood will feature native desert vegetation and low water-use landscaping.

4. Support Economic Vitality

"Scottsdale is committed to the goal of supporting its existing economic strengths by: targeting new opportunities which can diversify our economic base; providing for the fiscal health of the city, and forming partnerships with the community which strengthen our ability to meet this goal."

McDowell Mountain Manor, although low in density, will bring new residents to the area which in turn will increase demand for services and goods, which will have a positive impact to the local economy.

5. Advance Transportation

"The transportation system must be the backbone of Scottsdale, supporting its economy and serving and influencing its land use patterns in a positive way."

McDowell Mountain Manor will utilize existing designated transportation routes and corridors, further enhancing what the City has already developed. The community will also improve this transportation system by making improvements to adjacent roadways.

6. Value Scottsdale's Unique Lifestyle and Character

"Scottsdale offers a superior and desirable Sonoran Desert lifestyle for its citizens and visitors. The preservation of this unique lifestyle and character will be achieved through a respect for our natural and man-made environment, while providing for the needs of our citizens."

By creating a community so closely tied to the natural desert setting, McDowell Mountain Manor will continue to offer the unique desert lifestyle that has become the standard in Scottsdale. The proposed development strikes a perfect balance between respecting the natural environment while providing for the needs of Scottsdale's citizens.

Scottsdale's Twelve Plan Elements

Twelve plan elements are included in the City's General Plan that relate to the six guiding principles as detailed above. McDowell Mountain Manor aims to meet and exceed the intent of the goals of these twelve plan elements.

Character and Design Element

Vision -

"Scottsdale residents and visitors value the diverse character and unique quality of design that our Sonoran Desert community offers. Scottsdale promotes a quality of development and redevelopment that is considered above the norm in terms of aesthetic composition and sustainable durability. Appropriate development in Scottsdale will strike a balance that respects the natural desert settings, historically significant sites and structure and the surrounding neighborhood context, with the objectives and needs of future generations. Art and aesthetic enhancement will continue to be essential components of our community's character and lifestyle."

Character and Design Element Goals:

Goal #1. Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.

Response: The proposed plan is consistent with the surrounding area, offering large-lot homes and significant open space. North Scottsdale is known for large-lot development and the mix of large lot zoning in the area confirms this. The site plan provides over 40% of the site as NAOS, which further compliments the surrounding area.

- Respond to regional and citywide contexts with new and revitalized development in terms of:
 - Scottsdale as a southwestern desert community.
 - Relationships to surrounding land forms, land uses and transportation corridors.
 - Contributions to city wide linkages of open space and activity zones.
 - Physical scale relating to the human perception at different points of experience.

Response: McDowell Mountain Manor is planned to be an upscale large-lot community offering the unique desert lifestyle that Scottsdale embraces. The community utilizes existing planned roadways and takes advantage of the surrounding landforms by providing connections to places like Tom's Thumb Trailhead and by offering views of the surrounding mountains.

- Enrich the lives of all Scottsdale citizens by promoting safe, attractive, and context compatible development.

Response: The proposed development is consistent with the surrounding area, and provides an upscale development committed to preserving open space. This community commitment to quality development will increase the quality of the area and provide a safe and attractive place to live.

- Encourage projects that are responsive to the natural environment, site conditions, and unique character of each area, while being responsive to people's needs.

Response: The proposed site plan has been designed to integrate with the site's natural topography and features by placing roads in areas to minimize disturbance, and place homesites away from the natural drainage areas so they can be preserved, while at the same time providing upscale residential housing to support the growing population of North Scottsdale.

- Ensure that all development is a part of and contributes to the established or planned character of the area of the proposed location.

Response: The proposed development follows is consistent with and follows the current development patterns of the area. The proposed plan is consistent with the General Plan by providing a density of less than one (1) dwelling unit per acre and provides large-lot development with abundant open space consistent with neighboring developments in the area.

Goal #2: Review the design of all development proposals to foster quality design that enhances Scottsdale as a unique southwestern desert community. (The City Charter excludes review of detached single family residential)

Response: The proposed design embraces the southwestern desert by placing an emphasis on open space which enhances the area. The design minimizes roadways and creates highly desirable homesites through thoughtful design and artful layout, emphasizing open space and views to the surrounding mountains.

- Recognize that Scottsdale's economic and environmental well-being depends a great deal upon the distinctive character and natural attractiveness of the community, which are based in part on good site planning and aesthetics in the design and development review process. These characteristics contribute substantially to the community's potential as a recreational resort area and regional trade center.

Response: Although the planned community is not part of a resort or regional trade center, McDowell Mountain Manor promotes the natural attractiveness of the area by providing very low density and preserving abundant open space.

- Promote development that respects and enhances the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran Desert environment, all of which are considered amenities that help sustain our community and its quality of life.

Response: The proposed community respects and enhances the unique climate, topography, vegetation and historical context by respecting the natural site conditions and creating a community that embraces desert living. Protecting natural open space areas and orienting homesites to maximize views promotes indoor/outdoor living which embraces Scottsdale's unique climate.

Goal #3: Identify Scottsdale's historic, archaeological and cultural resources, promote an awareness of them for future generations, and support their preservation and conservation.

Response: An Archaeological Survey has been completed and provided with this application. The survey did not identify any historic, archaeological, or cultural resources that need protection on this site. Should any be found during future construction, proper steps will be taken to ensure their preservation.

Goal #4: Encourage “streetscapes” for major roadways that promote the city’s visual quality and character, and blend into the character of the surrounding area.

Response: McDowell Mountain Manor has frontage on N. 128th Street which is considered a major roadway and, therefore, is providing a scenic corridor to protect the aesthetic quality of the street and further enhance the character of the area.

- Ensure compatibility with the natural desert in natural streetscape areas. Plant selection should be those that are native to the desert and densities of planting areas should be similar to natural conditions.

Response: Perimeter streetscapes shall utilize native desert landscape to enhance the existing natural landscape that exists. Internal roads will also use native desert plantings to enhance the natural landscape of the site. Landscape design and plantings will aim to match and enhance the character of the area in its natural condition.

- Apply the Scenic Corridor designation in circumstances where a substantial landscape buffer is desired to maintain views, the desert character is a vital part of the neighborhood setting and buffering of roadway impacts is important. This allows for a larger landscaped area that can minimize the impact of highly traveled roads adjacent to neighborhoods.

Response: 128th street serves as the eastern boundary of McDowell Mountain Manor and has incorporated a Scenic Corridor to enhance the aesthetic quality and experience of that road and provide greater opportunities for views into open space and distant mountain vistas.

- Other visually significant roadways include: roadways with buffered setbacks, Desert Scenic Roadways (in ESLO districts), and roadways with specific streetscape design themes. Each of these designated roadways have individual design guideline policies.

Response: The proposed site plan includes a Scenic Corridor for N. 128th Street, and significant open space buffers along Ranch Gate Road. Homesites have been specifically placed away from significant roadways to further enhance the scenic quality of significant roads in the area.

- Keep street lighting to a minimum in low-density areas, rural areas, and areas near the McDowell Sonoran Preserve, and shield the light fixtures to maintain a dark sky.

Response: Street lighting will be minimized and follow all standards and guidelines as identified in DSPM, ESLO, and City Code.

Goal #5: Build upon the significant role the arts have played in shaping our community’s image and lifestyle by maximizing the potential of public art to enrich the daily lives of people that live in or visit Scottsdale.

Response: McDowell Mountain Manor will utilize building materials in color and texture that complement the natural colors and materials found in the Sonoran Desert. These materials will be used in an artful way to create beautiful homes and community elements including the entry way and signage/monumentation.

Goal #6: Recognize the value and visual significance that landscaping has upon the character of the community and maintain standards that result in substantial, mature landscaping that reinforces the character of the city.

Response: A significant portion of the site will remain in its natural state, which will keep the existing vegetation and enhance the visual significance of the site. Landscaping will occur in areas that are disturbed for grading and construction, and in areas where the natural landscape shall be enhanced for aesthetic purposes. These areas include the entry way and along the internal roadways to create a sense of entry and enhance the natural palette within the community.

- Require substantial landscaping to be provided as part of new development or redevelopment.

Response: Landscaping will be provided throughout the community where areas have been disturbed through construction activities or to enhance the existing vegetation in key focal areas.

- Maintain the landscaping materials and pattern within a character area.

Response: The landscaping planned within the community will reflect the character of the area which will continue the pattern that has been established.

- Encourage the use of landscaping to reduce the effects of heat and glare on buildings and pedestrian areas, as well as contribute toward better air quality.

Response: The site plan minimizes roadway infrastructure and reduces construction envelopes/areas. These reductions allow for greater open space and landscape. The increased landscape and open space areas provide greater opportunities for shading of structures and roads. These practices will continue to help the effects of heat glare on buildings and improve overall air quality.

- Discourage plant materials that contribute substantial air-borne pollen.

Response: All proposed landscaping shall conform to the City's DSPM, ESLO, and City Code. Plants that contribute substantial air-borne pollen shall not be utilized.

- Encourage landscape designs that promote water conservation, safe public settings, erosion protection, and reduce the "urban heat island" effect.

Response: Landscape design shall utilize native desert landscape material and low-water use plants. This will promote water conservation and the abundant open space provided will continue to reduce the urban heat island effect.

- Encourage the retention of mature landscape plant materials.

Response: The community has been planned and designed to maintain an abundance of natural open space, which will keep the mature landscape plantings in place. In areas of disturbance, large trees will be salvaged and relocated on-site to enhance the community and area.

Goal #7: Encourage sensitive outdoor lighting that reflects the needs and character of different parts of the city.

Response: All outdoor lighting proposed for the development will meet all provisions of ESLO and will be "dark sky compliant" in order to ensure that nighttime views remain unobstructed.

- Establish lighting standards that relate to the ambient lighting designations contained within the 2000 I.E.S. standards revisions.

Response: Lighting shall be kept to a safe minimum to reduce light pollution and enhance nighttime views.

- Encourage lighting designs that minimize glare and lighting intrusions into neighborhood settings.

Response: Lighting design will be focus on safety and the illumination of way-finding elements. All other lighting, including landscape, will be kept to a minimum and be used only in key focal areas.

- Encourage creative and high-quality designs for outdoor lighting fixtures and standards that reflect the character of the local context.

Response: Lighting design and fixtures will reflect the upscale character of the community. Lighting design will be purposeful, yet minimal, in order to minimize light pollution. Fixtures shall be consistent with, and complement, the architectural character of the community.

- Discourage lighting that reduces the viability of astronomical observation facilities within Arizona.

Response: Lighting will be kept to a minimum at McDowell Mountain Manor. Given the communities location and scale, the proposed neighborhood should have no negative impacts to astronomical observation facilities in Arizona.

- Allow for lighting systems that support active pedestrian uses and contribute to public safety.

Response: Although lighting will be kept to a minimum, appropriate lighting will be provided within the community at key locations to ensure the safety of its residents and guest.

Land Use Element

Vision -

"Scottsdale is first and foremost a residential community and Southwest tourist destination where the diversity and arrangement of land uses is designed to enhance quality of life and ensure long-term prosperity. Our land uses must complement each other visually, aesthetically, socially, and economically. We will protect large, unspoiled portions of our mountain and desert areas, as well as view corridors to those areas. We will avoid conflicting, damaging, or otherwise unwanted land uses from compromising the overall character of a site, a neighborhood, or the community. Scottsdale will ensure a variety of living, working, and leisure opportunities through different land uses, vital neighborhoods, thriving business and tourism communities, and open spaces for people to recreate, reflect, and enjoy."

Land Use Element Goals:

Goal #1: Recognize Scottsdale's role as a major regional economic and cultural center, featuring business, tourism, and cultural activities.

Response: McDowell Mountain Manor enhances the City's identity by providing a community that is consistent with the General Plan and complements the character of the surrounding area. This reinforces the foundation Scottsdale has built in the region as a major economic and cultural center.

Goal #2: Coordinate land uses affecting regional networks (mobility, economic, and open space) with adjacent jurisdictions to maintain the integrity and efficiency of each network.

Response: The proposed community preserves the natural drainage areas on site, which protect the continuity of drainage patterns and animal migration. The low-density development will have minimal impact on regional transportation networks and improve local roads, which will improve overall mobility in the area and, ultimately create an economic benefit to the region.

Goal #3: Encourage the transition of land uses from more intense regional and citywide activity areas to less intense activity areas within local neighborhoods.

Response: The proposed low-density community continues to support the logical transition of higher density uses nearer the city center to lower density uses further out. The community is consistent with the surrounding area and is in conformance with the General Plan which lays the foundation for the transition of land uses.

- Ensure that neighborhood edges transition to one another by considering appropriate land uses, development patterns, character elements, and access to various mobility networks.

Response: McDowell Mountain Manor provides significant edge buffers to neighboring developments and roadways. These buffers and scenic corridors provide increased separation and visual enhancement which reinforce the rural character of the area.

- Guide growth to locations contiguous to existing development to provide city services in a cost effective and efficient manner.

Response: McDowell Mountain Manor is situated between Sereno Canyon, a developed low-density resort community, and Storyrock, a planned residential community. McDowell Mountain Manor utilizes existing development patterns and improved roadways to maximize cost efficiency for both the owner and the City.

- Encourage transitions between different land uses and intensities through the use of gradual land use changes, particularly where natural or manmade buffers are not available.

Response: The proposed low-density community includes significant buffers and open space which provides for separation and appropriate transitions from adjacent properties and reinforces the rural character of the area.

Goal #4: Maintain a balance of land uses that support a high quality of life, a diverse mixture of housing and leisure opportunities and the economic base needed to secure resources to support the community.

Response: The proposed low-density community promotes a high quality of life by providing an upscale gated community in a scenic desert setting. The community is near various outdoor amenities and leisure activities that support a high quality of life. By providing more housing opportunities in this area, future residents and guests will be able to utilize these amenities without having to travel great distances.

Goal #5: Develop land use patterns that are compatible with and support a variety of mobility opportunities/choices and service provisions.

Response: McDowell Mountain Manor proximity to regional trails and bikeways will promote a variety of mobility opportunities for the area and encourage alternate forms of circulation.

- Provide an interconnected open space system that is accessible to the public, including pedestrian and equestrian links, recreation areas, and drainageways.

Response: Although the site does not connect to any significant regional trail systems, the site does provide significant internal open space systems, with the potential to provide internal private trails to N. 128th street, which connects directly to Tom's Thumb Trailhead.

Goal #6: Promote land use patterns that conserve resources, such as land, clean air, water, and energy, and serve all people, within the community.

Response: The proposed community is consistent with the land use patterns of the area and benefit from access to existing infrastructure and transportation systems. With over 40% of the site being preserved as NOAS, significant resources will be conserved as part of this community.

Goal #7: Sensitively integrate land uses into the surrounding physical and natural environments, the neighborhood setting, and the neighborhood itself.

Response: The proposed community has been designed to reflect the physical character of the site and incorporate densities consistent with the surrounding residential areas. The proposed landscape buffers and preservation of open space provide ideal integration with the physical realities of the site and the natural environment.

- Protect sensitive natural features from incompatible development and maintain the integrity of natural systems.

Response: Natural drainage ways have been protected within the proposed development to maintain the integrity of the drainage area and protect regional drainage patterns. The proposed low density of the community protects the site from incompatible development.

- Incorporate appropriate land use transitions to help integrate into surrounding neighborhoods.

Response: The proposed density of less than one (1) dwelling unit per acre provides the ideal transition from adjacent neighborhoods. Significant buffers and open space preservation also enhance the rural character of the area.

- Sensitively integrate neighborhood services, schools, parks, and other civic amenities into the local physical and natural environments by establishing reasonable buffers and preserving the integrity of the natural terrain and open space networks.

Response: Although the site is not large enough to warrant a school, or other civic amenities, the proposed community provides significant buffers and works with the natural terrain of the site and preserves significant open space networks.

- Incorporate open space, mobility, and drainage networks while protecting the area's character and natural systems.

Response: Open space preservation is a key component of McDowell Mountain Manor. Open space preservation has focused on the most sensitive areas of the site which pertain to natural drainage ways. These areas have been preserved to maintain existing drainage patterns of the area further enhancing the area's character and natural systems.

Goal #8: Encourage land uses that create a sense of community among those who work, live, and play within local neighborhoods.

Response: McDowell Mountain Manor is planned as an upscale community with only 33 homesites. The proposed density enhances the rural character of the community, but the design strongly encourages resident interaction. The proximity to nearby amenities reinforces the neighborhoods upscale lifestyle, which helps create a sense of community amongst the residents.

- Promote development patterns and standards that are consistent with the surrounding uses and reinforce an area's character.

Response: The proposed development utilizes a density of less than one (1) dwelling unit per acre, and preserves significant open space, which is consistent with the development patterns and reinforces the character of the area.

Goal #9: Provide a broad variety of land uses that create a high level of synergy within mixed-use neighborhoods.

Response: The planned community will remain residential as designated by the General Plan, which will fit within the broad variety of land uses within the area.

Economic Vitality Element

Vision -

"Scottsdale's future as a desirable place to live, work, and visit is dependent upon a dynamic, diversified, and growing economic base that compliments the character of our community. Scottsdale will be regionally competitive and will attract businesses that offer employment to our citizens, provide essential services, respect our desert environment, complement our tourist industry, and bolster our tax base. Scottsdale will celebrate and embrace its existing strengths in business and employment, as well as diversify and develop new strengths through emerging technologies and changes in the ways of doing business. Economic competitiveness and prosperity will be the means of supporting a quality of life that is distinctive among Valley communities. The competing needs of residents and businesses will be balanced so neighborhoods are protected and enhanced while business districts are competitive and attractive."

Economic Vitality Element Goals:

Goal #1: Sustain and strengthen Scottsdale's position as a premier international and national tourism destination and resort community.

Response: The proposed development will enhance the quality of the area and continue to strengthen the area as a tourist and resort destination.

Goal #2: Encourage and maintain a high level of diverse, quality retail and entertainment activity in Scottsdale that supports the needs of Scottsdale's residents and visitors.

Response: This community will provide housing to support the continued growth of North Scottsdale, which provides homes to the residents who support the diverse, quality retail and entertainment activity in Scottsdale.

Goal #3: Encourage and support a diversity of businesses that contribute to Scottsdale's sales and property tax base so that needed infrastructure, physical amenities, services, and the expansion of such services are provided.

Response: McDowell Mountain Manor provides new housing to residents who support and utilize local businesses. New development provides opportunities for expanded commercial and business activities in the area.

Goal #4: Foster new and existing economic activities and employment opportunities that are compatible with Scottsdale's lifestyle.

Response: The proposed development will offer new housing that will bring new residents to the area and in turn support the formation of new businesses and employment opportunities, as well as support existing economic activities.

Goal #5: Locate and integrate non-residential development to improve access and visibility and to protect the integrity of neighborhoods.

Response: McDowell Mountain Manor is located in a predominantly residential area and, therefore, is well-buffered from non-residential development.

Goal #6: Maintain and develop partnerships that will support and promote quality employment and business opportunities.

Response: The addition of quality housing will help in attracting and maintaining quality and innovative business opportunities.

Goal #7: Sustain the long-term economic well-being of the city and its citizens through redevelopment and revitalization efforts.

Response: The proposed community provides quality low-density development emphasizing the preservation of open space on a vacant parcel of land. This upscale community will help maintain and increase property values in the area.

Community Involvement Element

Vision -

"Scottsdale is a community with a rich history of citizen involvement, having encouraged public participation through such programs as STEP, Scottsdale Visioning, and CityShape 2020. In the future, Scottsdale will be a leader in promoting open government processes that are accessible, responsive, and fair to all of its citizen participants. We will reach beyond the minimum standards for citizen involvement and be attuned to the community's growing and changing population as we plan long-term and adjust to intermediate situations and opportunities. Scottsdale will be a community that has collective responsibility

and ownership for where it is and where it is going. City processes will be characterized by deliberation, dialogue, and thoughtful, respectful discussion, followed by collaboration for informed decisions and creative solutions. Scottsdale will be a community where constructive dialogue involving individuals, the business community, organizations, institutions, and government is the cornerstone of successful planning, decision making, and community building. We will always consider new ways to promote community involvement recognizing the diversity and unique elements of our community and its citizens."

Community Involvement Element Goals:

Goal #1: Seek early and ongoing involvement in project/policy-making discussions.

Response: Given the proximity of this development to other notable developments and its location in the City, the project team recognized the need to engage the City and the neighbors early on in the process. A neighborhood meeting has already occurred, as well as several meetings with staff to review and comment on the development proposal.

Goal #2: Proactively seek community-wide representation on issues through vigorous outreach programs that engage citizens who are not typically involved.

Response: The development team has already met with the neighbors to receive feedback on the proposed development plan. Additional public meetings will occur prior to approval of this community. All neighbors within seven hundred and fifty (750) feet of this site will be notified of all public hearing and future neighborhood meetings. The neighbors will be encouraged to attend all hearings and neighborhood meetings to express their thoughts on the project.

Goal #3: Publish and process city issues in a manner that is relevant to citizens' daily lives and personal and professional interests.

Response: A Citizen and Neighborhood Involvement Report has been included with this application.

Goal #4: Accept and respond to new ways of communicating and new technologies.

Response: Neighbors have been encouraged to contact the development team in person at meetings, as well as by phone and e-mail. The development team also understands that input regarding the project may be offered to City Staff. The development team welcomes all feedback whether it comes directly from a neighbor or through Staff.

Goal #5: Make available facts and information about community issues to increase understanding and insight into the complexity of challenges that affect the community.

Response: Notifications were sent out, as well as signs posted, indicating future development and alerting the neighbors to the subsequent neighborhood meeting. The meeting was intended to provide insight and understanding of what was being proposed and answer any questions that one might have.

Goal #6: Foster community partnerships, community catalysts, and community networks as a means of sharing information and responsibilities and working on collaborative solutions.

Response: The development team has created an open dialogue approach with interested parties, to listen and learn, with the goal of addressing any concerns or issues that may arise.

Housing Element

Vision -

"Scottsdale will be a community that embraces a variety of housing opportunities that enhance the character, diversity, and vitality of the city, as well as respect and conserve our Sonoran Desert. Our vision is to incrementally, but steadfastly expand housing opportunities for current and future citizens. This involves fiercely protecting our existing stock of housing inventory, while offering support programs to help with improvements and upkeep. It means ensuring that new housing involving public investment of any kind includes a range of pricing options. It also means encouraging builders through incentives to broaden the spectrum of home options in proposed residential developments. Our vision focuses on the people who occupy housing as much as the product itself. Housing options will include a wide range of opportunities for people living and working in Scottsdale, people at different life stages, income levels, and social and physical needs."

Housing Element Goals:

Goal #1: Preserve the quality of existing dwellings and neighborhoods so that people will find our community a healthy, safe and attractive place to call home today and into the future.

Response: McDowell Mountain Manor will form an HOA to ensure ongoing property maintenance and to sustain neighborhood vitality and value.

Goal #2: Seek a variety of housing options that blend with the character of the surrounding community.

Response: The proposed community offers new housing options that are consistent with the surrounding area, but not the exact same, which meets the intent of providing a variety of house that blends with the character of the surrounding area.

Goal #3: Seek a variety of housing options that meet the socioeconomic needs of people who live and work here.

Response: The proposed community offers new housing options that are consistent with the surrounding area, but not the exact same, which provides more options for people looking to reside in this area.

Goal #4: Encourage housing development that provides for "live, work, and play" relationships as a way to reduce traffic congestion, encourage economic expansion and increase overall quality of life for our residents.

Response: Construction of the new homes within the community will help support the economic and employment base of the area, while responding to the need for housing in an area of growth.

Goal #5: Encourage the investment of resources and use of existing and future tools to promote the revitalization of Scottsdale's older neighborhoods and adaptation of dated housing stock.

Response: The proposed development will invest in the construction improvement of adjacent roads which will serve all residents in the area.

Goal #6: Encourage the increased availability and integration of a variety of housing that supports flexibility, mobility, independent living, and services for all age groups and those with special needs.

Response: The proposed community will feature the ability to design custom housing, which has the ability to specifically plan for all age groups and for those with special needs.

Neighborhoods Element

Vision -

"Scottsdale's vision is to preserve, reinforce, and where appropriate, revitalize the core characteristics and stability that define all of its neighborhoods, commercial and residential. By making sure that changes in neighborhoods harmonize with the existing character, by enhancing neighborhoods' defining features, and ensuring their long-term attractiveness and economic integrity, we can create and/or enhance the unique character and special qualities of each neighborhood. The city will welcome Scottsdale citizens as partners in making sure that their neighborhoods are the kind in which they want to live and do business in the future. In most cases, neighborhood preservation and enhancement considerations will take precedence over other competing considerations."

Neighborhoods Element Goals:

Goal #1: Enhance and protect diverse neighborhoods so they are safe and well maintained.

Response: The proposed community will be a low-density, upscale neighborhood with landscape buffers to protect the adjacent developments. A private gated entry and HOA will ensure that the community remains safe and well-maintained.

Goal #2: Use redevelopment and revitalization efforts to provide for the long-term stability of Scottsdale's mature residential and commercial neighborhoods.

Response: The development of this community will utilize techniques and patterns used with other developments in this area creating the foundation for long-term stability for the project and the overall area.

Goal #3: Sustain the long-term economic well-being of the city and its citizens through redevelopment and neighborhood preservation and revitalization efforts.

Response: Given the size and quality of the proposed development, McDowell Mountain Manor will help sustain the long-term economic well-being of the city and its citizens.

Goal #4: Preserve and enhance the unique sense of neighborhood found in diverse areas of Scottsdale through neighborhood conservation.

Response: McDowell Mountain Manor will preserve the sense of neighborhood by creating a cohesive, gated, upscale community focused on desert living and outdoor lifestyle.

Goal #5: Promote and encourage context-appropriate new development in established areas of the community.

Response: The proposed community is in conformance with the vision as defined by the General Plan, and consistent with the development patterns that are occurring within the area.

- Encourage new development efforts toward existing developed areas in Scottsdale.

Response: The proposed development is adjacent to existing development within the city. This allows for the continued development of existing infrastructure and creates a more cost-efficient development plan.

- Promote the use of existing infrastructure as an incentive to encourage more infill development within the community.

Response: McDowell Mountain Manor will be accessed from Ranch Gate Road, which has already been planned and constructed as a roadway in the area. The Sereno Canyon community is immediately to the west and takes access from Ranch Gate Road.

- Promote existing developed areas of the community as opportune economic development infill sites.

Response: The proposed community is situated adjacent to existing developed residential areas within Scottsdale, making McDowell Mountain Manor an ideal site to further residential development.

Open Space and Recreation Element

Vision -

"Scottsdale will respect and manage its open space resources and recreational amenities and services in ways that sustain and protect the natural environment and wildlife, our mountains, parks, washes, and open space legacy. This philosophy includes a balanced planning approach that seeks ways to conserve natural and recreational resources for the enjoyment of all citizens while meeting the needs of a developing community. The city's parks, recreational facilities, and outdoor amenities will be enhanced to serve current and future generations. A substantial portion of the city will remain as natural open space through citizen initiative, as evidenced by the widespread support of the McDowell Sonoran Preserve. Even in built-up areas, a network of parks, scenic corridors, paths, and trails will provide access to nature and urban open spaces, providing recreation opportunities, ecological benefits, and a source of beauty for residents. The city will continue to be involved in recreational opportunities that meet the needs of special populations - including children, seniors and people with disabilities."

Open Space and Recreation Element Goals:

Goal #1: Protect and improve the quality of Scottsdale's natural and urban environments as defined in the quality and quantity of its open spaces.

- **Provide ample opportunity for people to experience and enjoy the magnificent Sonoran Desert and mountains, balancing access with preservation.**

Response: The proposed community embraces the Sonoran Desert by placing an emphasis on preserving open space and creating homesites that blend with the natural topography of the site. This approach provides for the preservation of over 40% of the site as open space. These open spaces will be located along the perimeter of the community as buffers to other developments and adjacent roadways, as well as internal open space areas that provide for scenic quality within the community as well as provide for areas for drainage.

- **Provide a variety of opportunities for passive and active outdoor recreational activities, such as hiking, horseback riding, mountain biking, rock climbing and wildlife observation.**

Response: The preservation of significant open space provides for ideal locations of trails and other outdoor recreation opportunities. Also, the community is located less than a mile from Tom's Thumb City Trailhead, which provides access into the McDowell Sonoran Preserve.

- **Designate viewsheds and consider them when approving development.**

Response: A Scenic View Corridor has been proposed and accounted for in the development plan for N. 128th Street. This view corridor will provide additional scenic quality for the area.

- **Promote creative residential and commercial development techniques consistent with the Character Plan for an area, to further preserve meaningful and accessible open space.**

Response: The proposed development follows the General Plan and maintains a density of less than one (1) dwelling unit per acre. The community proposes large lot development that will maintain the rural character of the established Character Area. In addition, the community is dedicating over 40% of the site as NAOS, continuing the effort to preserve meaningful and accessible open space. In addition, designated building envelopes have been established to further specify where construction is permitted to go.

- **Protect the visual quality of open space, unique city characteristics, and community landmarks.**

Response: A majority of the open space will be dedicated as NAOS, which will permanently protect the open space from development and other harmful uses.

- **Preserve scenic views and vistas of mountains, natural features, and rural landmarks.**

Response: The proposed development has been carefully planned to follow the topography of the land and minimize disturbance. In addition, the low-density character of the community, along with the natural topography of the site, will preserve scenic views and vistas of the surrounding mountains and other natural features and landmarks.

- **Protect and use existing native plants, the design themes of character areas within which they are sited, and response to local conditions in landscape designs.**

Response: The development plan places an emphasis on the preservation of open space, which will protect existing vegetation. Areas being disturbed will be required to salvage certain trees and plants to be reused within the community. Landscape design will reflect the character of the area and utilize a Sonoran Desert plant palette.

- **Apply a Scenic Corridor designation along major streets to provide for open space and opportunities for trails and paths.**

Response: N. 128th Street is considered a major street and as such the proposed development includes a scenic corridor easement along the western half of N. 128th Street. This designated area provides for additional open space and enhanced scenic quality of the roadway, as well as provides an area for trails and other pedestrian circulation modes.

- **Apply a Desert Scenic Roadway designation along the one mile and a half-mile streets within the Environmentally Sensitive Lands Ordinance (ESLO) district that are not classified as scenic Corridors or Buffered Roadways to maintain and enhance open space along roadways in ESL areas.**

Response: As stated above, N. 128th Street includes a designated Scenic Corridor easement. In addition, Ranch Gate Road is providing a fourteen (14) foot trail easement along the south side of the road. This will enhance the open space experience along Ranch Gate Road and provide for additional buffer from the development to Ranch Gate Road.

- **Promote project designs that are responsive to the natural environment, people's needs, site conditions, and indigenous architectural approaches to provide unique character for the city.**

Response: The proposed NAOS dedications, Scenic Corridor, trail easements, architecture style, landscape character, and development plan are all components of the community that aim to create a distinct upscale neighborhood that is in harmony with the community's natural desert environment.

- **Continue to work with developers in designing land use plans that respect the topography, view corridors, wildlife corridors, and open space that exists.**

Response: The development team has worked diligently with the City and Owner to develop a site plan that respects the features of the site, while meeting the Owner's goals. The Owner is committed to developing a community that incorporates the topography, view corridors, wildlife corridors, natural drainage ways and the preservation of meaningful open space.

Goal #2: Manage a comprehensive open space program that is responsive to public need, delivers high quality customer service, and exemplifies the city's commitment to leadership in environmental affairs.

- **Promote three distinctive types of open spaces through acquisition, dedication, or "set aside":**
 - Passive natural open spaces that will preserve wildlife habitat and view corridors and sensitive historical/archeological sites, and provide areas for low impact recreational activities, such as hiking, bicycling, mountain and rock climbing, and horseback riding.
 - A system of contiguous open spaces, accessible from Scottsdale neighborhoods, that connect the desert, mountains, washes, and canal system.
 - Park space and facilities for active recreational activities, such as softball, tennis, basketball, volleyball, swimming, and equestrian pursuits.

Response: McDowell Mountain Manor provides an abundance of open space through various methods, including the dedication of NAOS. McDowell Mountain Manor provides open space by providing prescribed building envelopes for homesites, and by minimizing the internal roadways through careful sighting of roads and lots. Open space types include NAOS, Scenic Corridors, drainage areas, on-lot open space, trail corridors, and other areas of open space. Over 40% of the

site will be dedicated as NAOS. Open space areas can be used for trails and other passive recreation amenities.

Goal #3: Acquire and develop open space identified (by the City Council) as high priority through land dedication or purchase.

Response: As a commitment to preserving Scottsdale's Sonoran Desert, the development plan aims to dedicate over 40% of the site as NAOS. The priority of the open space has been to preserve the natural drainage ways and scenic corridor along N. 128th Street.

Goal #4: Encourage and cooperate with other governmental agencies to preserve and protect regional open space and to acquire, develop, maintain and operate regional facilities that are available to people who live, work or visit the city of Scottsdale.

Response: The proposed community benefits from the area's abundance of public trails and the city's on-going efforts to preserve open space for public recreation and enjoyment, including the McDowell Sonoran Preserve.

Goal #5: Improve the quality of life for all Scottsdale residents by ensuring a wide range of recreational facilities and services.

Response: McDowell Mountain Manor provides new housing near the City's existing trails and recreation areas, resulting in more people having the opportunity to enjoy these wonderful amenities.

Goal #6: Cooperate with and support the school districts that serve Scottsdale to be able to continue access to school sites and facilities for suitable, safe, and consistent recreational use and enjoyment.

Response: The proposed development is located in the Scottsdale Unified School District. Adequate facilities are in place to accommodate the additional residents.

Goal #7: Provide attractive, well-maintained community recreational and park facilities that serve the entire community.

Response: McDowell Mountain Manor, through dedication of NAOS and the creation of the Scenic Corridor, will provide for the protection of the natural desert, which will provide an attractive desert setting for the residents and members of the surrounding area.

Goal #8: Provide access to educational, recreational, and cultural services for all residents.

Response: The proposed development is within one mile of Scottsdale's Tom's Thumb trailhead. This unique recreation area provides access to an abundance of recreational trails, and an informational center for those looking to learn more about the Sonoran Desert and the McDowell Sonoran Preserve.

Preservation & Environmental Planning Element

Vision -

"Scottsdale is a community that embraces conservation and preservation of the environment. Because of its rich history and legacy of long-range thinking, it has a particularly handsome endowment to protect and retain. Scottsdale will continue its environmental stewardship partnership with the public. We commit to preserving the Sonoran Desert and mountains for the purpose of maintaining scenic views, ensuring protected habitats for wildlife and desert plants, protecting archaeological and historical resources and sites, and providing appropriate access for educational and passive outdoor recreational opportunities for residents and visitors. Scottsdale will be a community that offers our residents and visitors a healthy, safe,

clean and sustainable environment. Its policies and programs will foster energy, land, and water conservation, reduced solid waste generation, cleanup of contaminated sites, and participation in finding solutions to regional environmental issues. The city's decision makers will work to conserve elements of the natural environment where possible and restore areas where past development has degraded it."

Preservation & Environmental Planning Element Goals:

Goal #1: Acquire the land within the Recommended Study Boundary of the McDowell Sonoran Preserve to create an integrated desert open space system linking open spaces in Scottsdale with open spaces.

Response: The abundant internal open space and Scenic Corridor serve as an added open space system linking surrounding natural spaces.

Goal #2: Enhance the quality of life in Scottsdale by safeguarding the natural environment.

- Retain Scottsdale's image and heritage of the Sonoran Desert.

Response: The proposed development retains Scottsdale's image by preserving large areas of desert and maintaining it as permanent open space.

- Implement the acquisition of land for and the ongoing maintenance of the McDowell Sonoran Preserve.

Response: The preservation of internal open space and dedication of the Scenic Corridor provide linkages to surrounding natural spaces.

- Preserve the unique, rare and significant features of Scottsdale's natural environment.

Response: The proposed development will preserve the natural drainage ways of the site, ensuring existing drainage patterns will not be impacted.

- Encourage developments to retain and integrate the desert ecosystem where appropriate.

Response: McDowell Mountain Manor was carefully planned to integrate the desert and desert lifestyle into the design of the community. Natural drainage areas have been preserved and homesites have been placed away from drainage areas and other sensitive areas on the site.

- Educate landowners on their preservation options.

Response: Building envelopes have been established as part of the development plan. These buildable areas will guide and educate future homeowners through the process of constructing their home, and how to properly respect and maintain the natural desert environment.

- Preserve local plants, wildlife, and natural resources to maintain the biodiversity and long-term sustainability of the area's ecology.

Response: Significant open space areas have been preserved in order to protect local plants, wildlife and other natural resources. Significant plants that are disturbed due to construction shall be salvaged and reused within the community.

- Protect historical and archaeological resources.

Response: An archaeological survey has been completed and no significant artifacts were found requiring preservation. Should an item requiring preservation be found during future construction, proper steps and procedures will be implemented to ensure the preservation of such items.

- Maintain scenic views to preserve the aesthetic values of the area for all to enjoy and for its contribution to the quality of life for residents and visitors.

Response: McDowell Mountain Manor has provided a Scenic Corridor along N. 128th Street to provide unobstructed scenic views to the surrounding mountains and to maintain a scenic roadway network for area residents.

- Manage natural resources by cooperatively using the best ecological, social, and economic information to enhance, restore, and sustain the health, productivity and biodiversity of our Sonoran Desert ecosystem.

Response: The development team has utilized the most accurate data and mapping information available to ensure the highest quality and most well thought out development plan.

- Integrate environmental quality protection into all phases of local planning and policy implementation.

Response: The development plan has committed to providing over 40% of the site as NAOS, including the preservation of natural drainage areas. These preservation techniques will not only benefit the proposed community, but the region as well.

- Implement innovative policies and practices that support the city's leadership in environmental stewardship.

Response: The proposed development demonstrates environmental leadership by prioritizing open space opportunities which reinforces the city's goals of preserving meaningful open space.

Goal #3: Achieve a sustainable balance between the conservation, use and development of Scottsdale's natural resources.

- Encourage local industry to adopt water and energy conservation measures that would minimize impacts to the environment in their operations.

Response: McDowell Mountain Manor will utilize native desert landscaping and planting with low water use to conserve water and maintain the overall character of the area.

- Promote public and private partnerships to reduce natural resource consumption through aggressive conservation, reuse, and recycling programs.

Response: The development team has worked closely with City Staff to develop a plan that preserves meaningful open space to help reduce resource consumption and promote conservation, while the works with the developer to create a desirable development plan that meets the goals and objectives of the owner.

- Lead through city government being an example of natural resource conservation practices.

Response: McDowell Mountain Manor will serve as a template for natural resource conservation by prioritizing open space preservation to maximize benefit to the community and surrounding areas.

- Investigate and implement techniques, which minimize use of chemicals in maintaining turf and landscape materials, for example, in parks and golf courses.

Response: McDowell Mountain Manor will utilize best practices when it comes to maintaining the community and minimize the use of chemicals for management of landscape and open space areas.

- Encourage retention of the 100-year floodplains as natural drainage ways without permanent construction, re-channelization (where possible), and bank clearing or straightening.

Response: The proposed community has been thoughtfully planned to keep the existing drainage ways intact and not create any significant construction in the drainage courses. The only permanent structures within the drainage ways will be for road and/or driveway crossings.

- Manage watersheds to protect, restore and maintain the integrity of streams, washes and floodplains, their multiple biological, physical and social values.

Response: McDowell Mountain Manor prioritized the protection of washes and natural drainage ways by planning the community around these natural features. The washes and drainage ways have been included in the dedicated NAOS to further ensure their protection.

Goal #4: Reduce energy consumption and promote energy conservation.

Response: The proposed community aims to reduce energy consumption by limiting density and minimizing community lighting and other elements that consume energy. Landscape and building techniques will be mindful of energy consumption and seek ways to promote energy conservation to reduce maintenance and utility costs.

Goal #5: Conserve water and encourage the reuse of wastewater.

Response: McDowell Mountain Manor will utilize native plantings and low water use plants in the landscape to conserve and limit water use.

Goal #6: Ensure the quality of our groundwater and surface water supplies.

Response: This community will aim to minimize disturbance to the site therefor minimizing risk to groundwater. Natural drainage ways will be left intact, which will further the quality of the water percolating into the ground. McDowell Mountain Manor will also utilize the City's municipal water supply, which will be tested to ensure that it meets or exceeds drinking water standards.

Goal #7: Promote local and regional efforts to improve air quality.

Response: By keeping the community at a very low density, this minimizes impacts to the site, keeps traffic low, and improves existing adjacent streets, which will minimize impacts from dust and improve the quality of the air in the area.

Goal #8: Maximize resource recovery and reuse, and promote recycling and promote the use of recycled, recyclable, and renewable materials.

Response: McDowell Mountain Manor will encourage the use of recycling programs and provide streets that can accommodate both trash and recycling trucks.

Goal #9: Protect and conserve native plants as a significant natural and visual resource.

Response: A native plant inventory will be completed prior to approval of the preliminary plat and will identify native plants that need to be preserved. McDowell Mountain Manor will preserve all required native vegetation and reuse those plants on site, which will help provide maturity to the existing desert landscape.

- Enhance, restore, and sustain the health, productivity and biodiversity of our Sonoran Desert ecosystem through native plant retention.

Response: By preserving a significant amount of open space, an abundance of native plant areas shall be conserved and protected. Most of these open space areas shall be dedicated as NAOS, which will provide further protection of native plants and the Sonoran Desert.

- Retain and preserve native plants to retain a Sonoran Desert character.

Response: A significant portion of the site will remain as open space. Over 40% of the site shall be preserved as NAOS which will help to preserve native plants and retain the Sonoran Desert Character.

- Encourage the retention of mature trees because trees recycle air pollutants through photosynthesis.

Response: Healthy mature trees on site will be retained on-site either through preserving them in place or transplanting them for reuse within the community, where feasible.

- Retain and protect indigenous native vegetation to reduce water consumption, stabilize the soil, and provide desert wildlife habitat.

Response: A significant portion of the site will remain as open space. Over 40% of the site shall be preserved as NAOS, which will help to preserve native plants which will reduce water use and provide desert wildlife habitat.

- Encourage landscape improvements that limit the amount of turf area and make optimal use of indigenous desert plants.

Response: Proposed Landscaping will utilize native plant materials to maintain the Sonoran Desert Character. Turf will not be utilized within common areas and will be limited to private residences only.

- Discourage non-indigenous plants (e.g. olives) that produce pollen in landscape design.

Response: The use of indigenous plants will be strongly encouraged to minimize pollen in the landscape design.

Goal #10. Encourage environmentally sound “green building” alternatives that support sustainable desert living.

Response: Green building techniques will be strongly encouraged for the residential architecture of the community. The proposed plan is committed to protecting significant amounts of open space, which will help keep the community environmentally sound.

Cost of Development Element

Vision -

“Scottsdale always seeks to meet and exceed the needs and expectations of its citizens and visitors in its public service delivery operations and its infrastructure and capital facilities development. This quest has enjoyed repeated success through the years since its incorporation, a testimony to the ongoing interest and participation of the people of the community in assuring that the quality, attractiveness and livability of their neighborhoods are maintained and enhanced. Scottsdale achieves its goals of sustained and increasing quality with remarkable efficiency and cost-effectiveness, facts that are witnessed by the community continuing to have one of the lowest combined tax rates in the metropolitan area and the highest attainable bond rating in the nation for a city of its size.”

Cost of Development Element Goals:

Goal #1: Present quick tabular and graphic analyses and reviews to city elective and appointive bodies and the general public by using fiscal impact modeling.

Response: N/A

Goal #2: Assign a staff liaison from each city department to participate, on an as-needed basis, with the primary management team of a fiscal impact model.

Response: N/A

Goal #3: Conduct city department evaluation, planning, and budgeting for existing and future levels of public service operations and the development of infrastructure and capital facilities by the use of fiscal impact modeling.

Response: N/A

Growth Areas Element

Vision -

"The remaining developable capacity of the city of Scottsdale will be fulfilled through a rational, managed, and timely process that is the result of public participation and endorsement. The McDowell Sonoran Preserve will be acquired and managed for the benefit and enjoyment of present and future generations. The many diverse neighborhoods and lifestyles that comprise the unique fabric and character of Scottsdale will be protected and enhanced, and a sense of community, shared among residents across the city, will be both obvious and admired. The composition and strength of the community's economy will assure healthy and prosperous levels of employment, income, and working environment for both local and commuting labor forces. Intermodal transportation systems will be established and operated to improve the efficient movement of people and goods to, from, and within the community within acceptable and affordable physical and environmental standards."

Growth Areas Element Goals:

Goal #1: Direct and sustain growth and expansion in areas of the city that can support a concentration of a variety of uses and are particularly suitable for multimodal transportation and infrastructure expansion and improvements.

Response: McDowell Mountain Manor is located in an area that is actively growing. The community benefits by having direct access from existing roadways and transportation infrastructure. Given the rural character of the area, and the commitment from the city and neighboring developments concerning open space, the area features multiple transportation opportunities. The proposed community enhances the area by providing significant open space, and direct connection to the various options for transportation in the area.

Goal #2: Make automobile, transit, and other multimodal circulation more efficient.

Response: The improvements that will be made to N. 128th Street and the intersection of Ranch Gate Road and N. 128th Street shall make the roadways more efficient.

Goal #3: Conserve significant natural resources and open space areas in the growth areas and coordinate their locations to similar areas outside the growth areas.

Response: A significant portion of the site has been preserved and will remain permanent open space. These open space areas will tie into adjacent open space areas within other existing and planned communities, which will help create and keep a regional open space system.

Goal #4: Promote the public and private construction of timely and financially sound infrastructure expansion through the use of infrastructure funding and fiscal planning that is coordinated with development activity.

Response: McDowell Mountain Manor represents a private investment that will serve the greater public. New developments are required to contribute their fair share of new infrastructure, which benefits not only the new developments, but the surrounding area as well.

Goal #5: Identify legal mandates and policies concerning future growth, development, revitalization, redevelopment, and expansion of public infrastructure and facilities, services and crime prevention within the municipal boundaries.

Response: All of Scottsdale's policies regarding growth, development and expansion of public infrastructure have been adhered to in preparation of the development plan for this community.

Goal #6: Integrate public (civic) art into the visual character of designated growth areas.

Response: N/A

Goal #7: Promote development timing that is guided by the adequacy of existing and/or expandable infrastructure, services, and facilities.

Response: The proposed development will utilize a logical approach and order to the construction of infrastructure including water, drainage and transportation facilities.

Public Services & Facilities Element

Vision -

"Scottsdale will continue to be a community that provides high quality community services to its residents, businesses, and visitors. We will pursue new ways to deliver services in the most efficient and cost-effective manner. Scottsdale citizens and visitors will be secure in the knowledge that the public officials and employees of the community are dedicated to maintaining and, wherever possible, enhancing levels of service in all program areas and in addressing the variable needs of a population that is widely diverse in both demographics and geographic distribution."

Public Services & Facilities Element Goals:

Goal #1: Establish and maintain an innovative, sustainable solid waste collection, recycling, and disposal delivery system for present and future generations.

Response: The community has been designed to encourage innovative and sustainable trash and recycling methods, as well as providing a street network to accommodate both trash and recycling vehicles.

Goal #2: Protect the health, safety, and welfare of the public from the impacts of flooding.

Response: The community has been planned and engineered to utilize drainage solutions that avoid flooding and promote natural drainage patterns. A majority of the natural drainage ways shall be preserved with impacts limited to road and/or driveway crossings.

Goal #3: Encourage provision of power and communication systems that match the character of Scottsdale and provide reliable, efficient service for Scottsdale citizens, visitors, and businesses.

Response: Prior to construction and during construction, the development team will coordinate with all power and communications utility companies for utilization of services throughout the community.

Goal #4: Develop strategies to place the library in a position to respond to future challenges brought on by the information age, social and economic forces and people's lifestyles.

Response: N/A

Goal #5: Partner with other jurisdictions and agencies to achieve maximum efficiency in city service delivery.

Response: Residents of McDowell Mountain Manor will be able to enjoy the benefits of Scottsdale's resources and other areas within the metro area.

Goal #6: Provide an integrated system of services, resources, and opportunities to help Scottsdale residents of all ages improve their lives, the lives of others, neighborhoods, and the total community.

Response: McDowell Mountain Manor is a well-planned upscale community providing quality housing. The community features an integrated system of services which will enrich the lives of its residents and improve the lives of those in surrounding area by improving services within the area and providing a sound community.

Goal #7: Provide a safe environment for all Scottsdale citizens, visitors, and private interests by alleviating physical risks that may be encountered in the normal operation and development of the community.

Response: The community has been well planned and will meet all policies and regulations that govern development in the city. Careful attention has been paid to ensure that roads and bobs have been designed to provide adequate public safety and eliminate physical risks.

Goal #8: Provide city service facilities to meet the governmental, administrative, public safety, emergency, social, human, cultural, informational, and maintenance needs of the community.

Response: N/A

Goal #9: Design public buildings and improve aesthetics of public buildings and facilities to increase appeal as community gathering spaces.

Response: The buildings and other improvements will be designed to fit the visual character of the area and complement the natural desert environment. These facilities have been carefully crafted to increase the appeal of the community and area as a whole.

Goal #10: Provide recreational opportunities to meet the needs of all areas of the community through public facilities.

Response: McDowell Mountain Manor is located within one mile of Tom's Thumb Trailhead, a popular recreation facility in North Scottsdale. McDowell Mountain Manor provides direct access to the roads and trails that lead to this facility.

Goal #11: Coordinate with the School Districts that serve Scottsdale to plan for and secure school sites and facilities for the delivery of the best elementary and secondary educational programs achievable for the school-age children of the community.

Response: A letter has been sent to the Cave Creek Unified School District notifying them of the proposed development. This will allow them to ensure that they have the resources necessary to accommodate future students.

Goal #12: Ensure renewable, long-term water supplies for the community.

Response: The proposed development will meet the requirements of the city regarding by providing water service to the community.

Goal #13: Encourage the conservation of water and the reuse of wastewater.

Response: Low water use plants and native planting will be utilized in the landscaping, helping to conserve water and limit the use of water within the community.

Goal #14: Meet or surpass all applicable water quality standards for domestic, commercial, and industrial uses.

Response: The proposed community will utilize Scottsdale's municipal water supply ensuring a safe and healthy source for water.

Community Mobility Element

Vision -

"Scottsdale will be a community that safely, conveniently and efficiently moves people, goods, and information by providing access and mobility choices. Scottsdale recognizes that there will be a diversity of mobility systems to match the character and lifestyle of different areas of the community. Mobility choices will provide alternatives to the automobile, increase accessibility, improve air quality, enrich the community and its neighborhoods, and contribute to the community's quality of life."

Community Mobility Element Goals:

Goal #1: Protect the function and form of regional air and land corridors.

Response: The proposed community protects the drainage ways within the site and creates a Scenic Corridor along the 128th Street corridor, which protects the scenic quality of this area.

Goal #2: Protect the physical integrity of regional networks to help reduce the number, length, and frequency of automobile trips, to improve air quality, reduce traffic congestion, and enhance quality of life and the environment.

Response: By keeping the community low density and consistent with the General Plan, this will help to keep the area rural in character and minimize the number of vehicular trips therefor reducing congestion and enhancing the quality of life and the environment in the area.

Goal #3: Promote regional diversity and connectivity of mobility choices.

Response: McDowell Mountain Manor preserves an abundance of open space providing opportunities for trails and other mobility options.

Goal #4: Prioritize regional connections to safely, effectively and efficiently move people, goods, and information beyond the city boundaries.

Response: The proposed community connects to and utilizes the existing roadway systems that allow for safe and effective movement of people, goods and information within and outside of the city boundaries.

Goal #5: Relieve traffic congestion.

Response: McDowell Mountain Manor has been specifically kept low in density to conform to the General Plan, which in turn will keep traffic to a minimum in the area.

Goal #6: Optimize the mobility of people, goods, and information for the expected buildout of the city.

Response: The proposed community will connect to and utilize the city's existing roadway network to optimize the mobility of people, goods and information to and from the site.

Goal #7: Maintain Scottsdale's high aesthetic values and environmental standards in the city's transportation system.

- Ensure that the streets designated as scenic corridors are sensitively integrated into natural desert setting and the integrity of the scenic setback is preserved.

Response: The proposed community has included a Scenic Corridor along N. 128th Street to preserve the natural desert setting in the area and maintain the high aesthetic value of the street.

- Sensitively integrate infrastructure (both in emerging and redeveloping areas) along street rights-of-way within the local setting.

Response: Planned roadways within the community have been carefully planned to respond to the natural character and topography of the site which will minimize disturbance and provide a well-integrated road system.

- Promote comfortable alternative paths and trails by providing shade trees, canopies, cooling/misting systems and other options.

Response: Significant open space and vegetation has been preserved within the community. These areas provide great opportunities for shaded trail and path systems to connect to perimeter roads and trail systems that link to regional facilities. Landscape within the community will place a priority on providing shade to pedestrian zones and transportation modes.

Goal #8: Emphasize live, work, and play land use relationships to optimize the use of citywide systems and reduce the strain on regional and local/neighborhood systems.

Response: McDowell Mountain Manor provides new residential homesites in an area near to recreation, cultural and employment opportunities, which will reduce the strain of regional systems by placing a focus on the use of local systems.

Goal #9: Protect neighborhoods from negative impacts of regional and citywide networks.

- Provide neighborhood systems that safely move people, connect neighborhoods to citywide and regional networks, while discouraging citywide and regional cut-through automobile traffic.

Response: The proposed community is located in an area near to recreation, cultural and employment opportunities, which will of strain of regional systems by placing a focus on the use of local systems and help eliminate the need for regional cut-through automobile traffic.

- Protect the livability of local neighborhoods from citywide and regional network influences by developing measures to reduce noise levels and discourage high volume traffic and speeds within local neighborhoods. These measures may include different “traffic calming” designs and features.

Response: The low-density nature of the proposed development will enhance the rural character of the area and keep noise levels to a minimum as well as keep traffic volumes and speeds low within the local neighborhoods.

- Preserve reasonable emergency access through neighborhoods, balancing the potential for neighborhood street restriction (traffic calming, street narrowing, speed humps, etc.) with emergency accessibility.

Response: The proposed community has been planned to create an efficient roadway network and appropriate access to ensure emergency response can be accommodated if needed.

- Explore neighborhood street layouts and designs that are not necessarily aligned with the citywide and regional network to prevent cut-through automobile traffic, reduce speeding and noise, provide greater and safer opportunities for non-motorized modes, and to create an environment where the neighborhood can flourish.

Response: The internal roadway network has been planned to feature the beauty of the community while providing efficient access to the homesites within the neighborhood. The street pattern does not offer the ability for cut-through traffic which provides for a safer street network and improves the quality of the overall area.

- Minimize traffic speeds, volumes and through-traffic by appropriate street planning and design.

Response: The internal roadway network as planned minimizes traffic speeds and cut through traffic through the layout of the streets and the street classification of local residential streets throughout.

- Balance access and movement between citywide corridors and neighborhood corridors to favor protecting the neighborhoods.

Response: The proposed community utilizes the existing street corridors as planned by the city and creates an internal street network that responds to the natural characteristics of the site.

- Look for opportunities to provide grade-separated crossings for various travel modes (e.g. bicycle, pedestrian, equestrian) that connect neighborhoods to high demand locations and other neighborhoods, especially when separated by city or regional corridors.

Response: McDowell Mountain Manor aims to provide connections to alternate modes of transportation within the area by providing physical connections to these alternate modes.

- Provide open space and buffering in design to protect neighborhoods.

Response: The proposed development includes an abundance of open space internal to the community and buffers around the community including a Scenic Corridor along N. 128th Street.

Goal #10: Encourage a diversity of links between neighborhood systems and with citywide and regional systems.

- Emphasize accessibility and connections between neighborhoods while discouraging citywide and regional traffic in neighborhoods.

Response: The planned community provides natural open space connections to adjacent areas and regional transportation networks.

- Explore alternative layouts that use existing connections, such as alleys, drainage corridors, dead-end streets, vista corridors, grade-separated crossings, and open space to create additional non-motorized connections between neighborhoods.

Response: Significant open space has been preserved in the community allowing for open space and non-motorized connectivity to other communities in the area.

- Encourage developers to design residential and non-residential buildings and include infrastructure to accommodate technological advances. (DC Ranch is an example of this kind of development)

Response: The Owner and development team will strongly encourage the use of advanced technological resources in the construction of future residential buildings within the community.

- Ensure that intermodal connections are functional, so that movement between types of transportation is convenient and uninterrupted.

Response: Internal pedestrian and vehicular connections will be maintained so that they are permanently functional and allow multi-modal transportation opportunities.

Goal #11: Provide opportunities for building “community” through neighborhood mobility.

Response: McDowell Mountain Manor is a well-planned, cohesive community, featuring a layout that helps create sense of place through connectivity, monumentation, landscape, hardscape, and open space design which is fundamental in creating a “community”.

Goal #12: Recognize the diversity of neighborhoods throughout the city and their different mobility needs.

Response: Given that the proposed community is located in North Scottsdale, the community has been planned to provide opportunities for mobility other than the vehicle, which helps reinforce the overall character of the area and surrounding neighborhoods.

Dynamite Foothills Character Area Plan

The McDowell Mountain Manor property is located within the Dynamite Foothills Character Area and as such is committed to fulfilling the three goals of the Dynamite Foothills Character Plan. These goals, while not regulatory, provide as follows:

- 1) Preserve the existing Rural Desert character for the Dynamite Foothills which will result in a unique desert community distinguished from other parts of Scottsdale and the Valley.***
- 2) Recognize the topographic diversity of the Dynamite Foothills area and provide guidelines for balancing the relationship of different types of development to the unique environmental nature of the area.***
- 3) Promote open space in accordance with CityShape 2020 Guiding Principles and the recommendations of the Desert Preservation Task Force, and support the efforts of the McDowell Sonoran Preserve Commission to provide open space.***

In general, the goals and strategies of the Dynamite Foothills Character Area Plan will be respected by preserving the natural and visual qualities of the Sonoran Desert through the use of desert-sensitive development techniques that will blend with the surrounding environment and promote the connection of desert open spaces with trails that create functional linkages. These techniques include the preservation of significant open space and providing internal property buffers and scenic roadway designations

Specifically, the rezoning in combination with the ESL Overlay and subsequent approval of amended development standards allows for the owner to provide additional open space which in turn helps maintain the rural character of the site consistent with the Desert Foothills Character Area. The zoning change and amended standards option incentivizes developers to provide additional open space while meeting the objectives of the overall development, while conforming to the General Plan. This site serves as an ideal case study for this type of approval. The Dynamite Foothills Character Area Plan sets forth a goal of preserving the area's existing Rural Desert character and emphasizes the character element of openness, which can be achieved through "natural undisturbed desert, minimal impact development, open view corridors, low building heights, and maintaining natural desert vegetation." (Dynamite Foothills Character Area Plan, p. 2.) The development plan under this Application achieves that openness through the application of ESL Overlay which ensures minimal impact development, low building heights, and designated NAOS to keep the natural desert undisturbed. The Dynamite Foothills Character Area Plan, does not define the maximum development density for Rural Desert character and references "[e]xisting allowable densities (under current zoning and General Plan designations) are appropriate for all but a few areas on the fringes of the character area . . ." The proposed project density is .82 DU to the acre is less than the General Plan designation allows but more than the current R-130 would yield. However, the increase in density is still 17% lower than the maximum General Plan designation for the project.

The Character Area Plan also encourages connected public trails, sidewalks and vegetation buffers, and development under the ESL Overlay which, as discussed above, favors creating tracts for natural area open space tracts over providing for NAOS within large lots. The 33-lot proposal emphasizes NAOS in tracts, which would not otherwise be provided in an R1-130 development. The previously approved preliminary plat for this project demonstrates the difficulty with achieving this goal under the current zoning as the NAOS was on-lots versus tracts. Further, the prior plat did not achieve the same level of openness and connections to vegetations as no sidewalks or public trails were provided. The updated proposal allows for much of the NAOS to be provided in tracts and the economically viable extension of infrastructure to serve the project site, which balances the “unique and fragile nature” of ESL lands against the increased the cost of development and infrastructure, with associated with ESL Lands. See Scottsdale Revised Code, § 6.1011(D). The proposed redesign also facilitates trail connections and improvements to the City’s sidewalk system envisioned for this area with significant vegetative and open space buffers. Further, the project homesites maintain a significant distance from both Ranch Gate Road and 118th Street, all as contemplated by the ESLO and Dynamite Foothills Character Area Plan.

The proposed density for the property is less than the approved density provided in both the adjacent Sereno Canyon and Storyrock projects, which are also included within primary study area of the Dynamite Foothills Character Area Plan and not within the fringe areas identified on Page 13 of the Plan. As such, there will be no demonstrable alteration of the “character” as the desert development patterns will be consisted across the projects as is shown in the updated project graphics. The updated graphics also show the transition of uses to Sereno Canyon, which is the only project immediately adjacent to the McDowell Mountain Ranch not separated by right-of-way. The project clusters residences such that they are predominantly located interior to the project. This promotes project designs both responsive to the environment by preserving NAOS in tracts, but also maintaining viewsheds along the adjacent roadways.

Finally the Scottsdale Revised Code (“Code”) defines “rural residential lifestyle” at Section 18-2(a)(32):

Rural residential lifestyle means land that is improved with a single-family dwelling; zoned R1-190, R1-130, R1-70, R1-43 or R1-35 under the city zoning ordinance, as amended; and meets one (1) or more of the following criteria:

- a. Overlaid by the environmentally sensitive lands overlay zoning district under the city zoning ordinance, as amended;
- b. Outside of a recorded subdivision plat; and/or
- c. Accessed solely from an unpaved street, easement or driveway.

This definition clarifies that the project’s proposed R1-43 ESL zoning would be consistent with rural character in Scottsdale. In fact, under this definition, a higher density development of R1-35 ESL would also be consistent with rural character. Further, the state statutes governing General Plans recognize that

through long range planning, a City must enable economically viable land use designations for property which generally allow at least one residential dwelling per acre. See Arizona Revised Statutes Section 9-461.06(N). Again, although 1 DU would be permitted under the General Plan, the proposed density tops out at only 0.82 DU/AC.

In addition to the Specific Goals and Strategies of the Dynamite Foothills Character Area Plan, the Plan provides an Implementation Program Design and Performance Guidelines. The following describes how the proposed development plan responds to those guidelines.

Guideline One

Guideline One covers a broad array of topics as it relates to development and Low-Density Single Family Uses. Specific bullet points include Locational standards, Sensitivity to Setting, and Physical Character. The development is proposing very low residential development (less than 1 unit per acre) which is consistent with the Dynamite Foothills Character Area Plan and the area itself as detailed above. Reata Ranch, a large community further north, is approved for 1.5 units per acre by comparison. Storyrock to the east is 0.96 units per acre, and Sereno Canyon is 1.13 units per acre. McDowell Mountain Manor is well below three of the most recent approved plans. The proposed density allows for the gradual transition from higher densities to the north (nearest the major roadway, E. Rio Verde Drive) to lower densities to the south, further from the major roadway.

The proposed development is sensitive to the local setting as the community has planned will-defined building envelopes. These construction areas have been sighted to avoid significant environmental areas on the property and respond to the gentle terrain of the land. Grading shall be kept to a minimum and only occur for purposes of constructing infrastructure, and the improvements of individual homesites, which will occur only in designated building envelopes and areas required for driveway access. All sight walls will be limited to the building envelope area and be at least 5 (five) feet from the building envelope line. Although the property is gentle in topography, there are localized slopes greater than 10%. Where building envelopes include these areas grade adaptive architecture shall be used to minimize grading and disturbance.

The proposed community respects the physical character of the area by providing Single Family Residential homes that will be designed and built in custom fashion, which allows for the structures to respond to the natural form of the land. Buildings shall utilize architectural styles consistent with the area and that complement the surrounding desert. Massing should be consistent with the scale of the development and relate to the overall site.

In addition to the above summary, the following pages contain the entire text of the Dynamite Foothills Character Area Plan. Although most of the goals and objectives of the Dynamite Foothills Character Area Plan have been addressed as part of the General Plan discussion above, we have included the entire document as part of this narrative and addressed certain key goals and objectives pertaining to this development within the following pages.

**Dynamite Foothills Character Area
Character Area Plan
March 21, 2000**

City Council

Sam Kathryn Campana, Mayor
Cynthia Lukas
Mary Manross
Robert Pettycrew
Dennis Robbins
Richard Thomas
George Zraket

Planning Commission

Betty Drake, Chair
Marilyn Armstrong
Tim Burns
Fred Davidson
Margaret Dunn
David Gulino
Harry Paston



***Previous Planning Commissioners involved
in the Dynamite Foothills Character
Planning Process***

Kathryn Heffernan, Chair
James Brouhard
Keith Holben
Beverly Jordano
Douglas Simonson
Nancy Walker
In memory of: Robert Wexler

Community Planning Staff

Debbi Dollar, Planning Systems General Manager
Don Hadder, Comprehensive Planning Director
Teresa Huish, Comprehensive Planner
Gary Neiss, Comprehensive Planner

**Adopted by Scottsdale City Council March 21, 2000
Resolution #5492**

Character Planning Overview

Character Planning

Character planning resulted from the 1994-1996 citizen-driven CityShape 2020 process. The CityShape 2020 Steering Committee's Comprehensive Report proposed changes to Scottsdale's General Plan by recommending a three-level, character-based planning approach and Six Guiding Principles. The first General Plan level is a citywide focus, the second level is Character Areas, and the third is Neighborhoods.

CityShape 2020 saw character planning as a way to maintain the quality of planning and development in Scottsdale. During CityShape 2020 deliberations, there was a significant awareness of the diversity across Scottsdale and that traditional citywide general planning did not recognize and celebrate the quality and value of these differences. Also, with much of the city already developed and maturing and other areas still remaining to be developed, there was a desire to focus planning on the special needs that different areas warrant. Character planning, together with the Six Guiding Principles from CityShape 2020, will help plan a future Scottsdale that is just as unique and special as the current Scottsdale. The Six Guiding Principles are:

Guiding Principles

- Preserve Meaningful Open Space
- Enhance Neighborhoods
- Support Economic Vitality
- Seek Sustainability
- Advance Transportation
- Value Scottsdale's Unique Lifestyle and Character

Character Plans

Character Plans will define, maintain or enhance a desired "character" for an area. "Character" can generally be thought of as the look or feel of a place - those factors which set it apart from other areas. For planning purposes, the character of the area is first identified through a number of factors such as the topographic setting, the age and style of housing, street patterns, predominant landscaping patterns, land use patterns, dominant unifying open spaces, and other such factors.

Twenty-four possible character areas have been identified and are shown to the right. These areas range from undeveloped to almost fully developed; low density to urban; and mostly residential to mostly business types of areas. In some cases, there will be overlap between character areas since some areas include strong traits from both adjacent areas. Also, in some cases, areas outside of the city adjacent to a character area that influence the character and functioning of an area, will be included as part of the study.

Each character plan will most likely include a comprehensive set of policies (as part of the overall Scottsdale General Plan - level 2), goals for the character area, and guidelines and strategies to promote the desired character for an area. Character plans will involve more than looking at just the physical layout of development or the amount of open space to be provided. A strong focus on an area's physical character sets character plans apart from prior planning studies. The guidelines and strategies will offer design and character concepts that have not only really been part of previous

planning studies. Character plans will also include specific implementation measures to support the plan, and the planning process will involve ongoing feedback and monitoring of the plan after its adoption. The specific nature of the goals and strategies for each character plan will likely differ from plan to plan since the needs, desires, and character of each area will be relatively unique.

The character plan is part of the city's General Plan and will be administered as city policy with associated guidelines and action items. Character plans are not zoning or master plans for specific parcels. They may recommend guidelines meant to augment existing regulation, but character plans are not a means to control or regulate specific properties or proposals.

The character plan itself is not binding regulation, instead it relies on a variety of other regulatory functions to achieve the plan's vision and goals. Character plans will not include guarantees or assurances that are not otherwise provided for in regulations and processes included in the city code.

Character Planning Process

The typical character area planning process will include the following major steps:

- Background research
- Goal setting; issue identification; strategy, design and performance guideline development
- Review of Draft Character Plan
- Approval and adoption of Character Plan and Guidelines
- Implementation

Background research includes collecting a wide range of information and existing plans for the area such as environmental conditions, land uses, ownership, demographics, public facilities and services, and geographic context.

Determining goals and issues is another phase of information gathering. This phase may use the techniques of open houses, workshops, questionnaires, neighborhood conversations, discussion between city staff, discussion with the Planning Commission and City Council and other city advisory boards and commissions, one on one communication with interested citizens and property owners or other stakeholders, public hearings, and discussion groups, to gather the concerns, desires and perceptions of those interested in the particular character area. Each character area study will likely involve some of these methods at one time or another to best suit the area being studied.

Goals and strategies to achieve those goals will be included in a draft character plan. Accompanying, supporting documents will contain an implementation program with design and performance guidelines and potential city action items for implementation. The draft Character Plan will be reviewed and revised, with the Planning Commission providing the ongoing direction of the process. The implementation program will detail methods and actions to be taken to achieve the goals and strategies outlined in the Character Plan.

The final phase involves the formal public hearing process for a recommended plan. The Planning Commission will hold two public hearings (one hearing may be held during the review of the draft plan to provide further input) before forwarding a recommendation to the City Council. Then through the hearing process, the City Council will review the Character Plan. When the recommended Character Plan is approved and adopted by the City Council the ongoing implementation of the Plan will begin. With the adoption of a character plan, additional city actions and specific work items could become part of the ongoing implementation of the strategies and guidelines of the plan.

Executive Summary

DYNAMITE FOOTHILLS CHARACTER AREA

The Dynamite Foothills area is one of the City's first character area studies. Character area planning is a result of the CityShape 2020 process which recommended that the City reorganize its long-range planning approach to recognize and respond to the diversity of the community. A new three level planning approach was established to reflect this philosophy. Each level is distinctive, but they will relate to one another to provide comprehensive planning for the community. Level one is the citywide General Plan, level two is the smaller geographic areas called character areas, and level three is the neighborhood level.

The Dynamite Foothills area is located in far northeast Scottsdale between the McDowell Mountains and the Lone Mountain Road alignment, and east of 112th Street to the City

boundary at 136th Street (see map to the right). The area contains desert vistas, broad open spaces and an attractive desert environment. It is for the most part undeveloped at this time. A portion of the area is included in the Recommended Study Boundary of the McDowell Sonoran Preserve.

RURAL DESERT CHARACTER

Because of the Dynamite Foothills' remote location, its isolation from urban centers of the Valley, and its environmental features and constraints, the vision for this area is that of a Rural Desert character. Key to achieving this character is the element of openness. Rural Desert character relies on creating this feeling of openness through natural undisturbed desert, minimal impact of development, open view corridors, low building heights, and maintaining the natural desert vegetation.

GOALS

Through the character study process, three goals have been established for the Dynamite Foothills character area. These goals were established in response to questionnaires, input from Dynamite Foothills area residents, property owners, and other interested persons, discussions with the Planning Commission, and input from previous studies of the area. The three goals are listed below followed by some of the strategies which will help achieve those goals.

- Preserve the existing Rural Desert Character for the Dynamite Foothills which will result in a unique desert community distinguished from other parts of Scottsdale and the Valley.
- Recognize the topographic diversity of the Dynamite Foothills area and provide guidelines for balancing the relationship of different types of development to the unique environmental nature of the area.
- Promote open space in accordance with the CityShape 2020 Guiding Principles and the recommendations of the Desert Preservation Task Force, and support the efforts of the McDowell Sonoran Preserve Commission to provide open space.

STRATEGIES

The following strategies are examples of what may be done to enhance and preserve the Rural Desert character desired for the Dynamite Foothills area. The Dynamite Foothills Character Plan contains all the strategies in more depth (beginning on page 5).

Rural Desert Character Strategies:

- Existing allowable densities (under current zoning and General Plan designations) are appropriate for all but a few areas of the character area as identified on the map on page 9 of the Character Plan.
- Use infrastructure to enhance the character through minimizing street widths, using alternatives to asphalt roads, street alignments that respond to the natural terrain, ribbon curbs, minimal street lighting, a trail system rather than a sidewalk network, appropriate use of color and textures which blend with the natural environment.
- Use site planning techniques which minimize the visual impact of development and promote a Rural Desert character through strategic use of building envelopes, encouraging the use of native or desert landscaping, flag lots, meaningful open space, avoiding solid walls, and working with the environment and the terrain in forming building design and site layout
- Use of native, desert vegetation in streetscapes.
- Consideration of a larger Scenic Corridor along Dynamite Boulevard to provide a more open feel and a larger open view corridor.
- Provision of multiple street and trail access into and through residential neighborhoods. Gated communities which restrict access are discouraged.
- Transition development adjacent to conservation areas or the McDowell Sonoran Preserve by using appropriate setbacks, building scale, building massing, and open space.

Topographic Development Diversity Strategies:

- Residential uses will use site planning, open space, building massing and construction techniques which preserve Rural Desert character throughout the area.
- Non-residential uses will be considered if they are low-scale, low-intensity, and similar in character to residential development.
- Uses like golf courses, low intensity resorts, and non-commercial equestrian uses will be considered if they have minimal visual impact and preserve the Rural Desert character of the Dynamite Foothills area.
- An orderly development pattern extending from existing development is encouraged and any development that negatively impacts the city's ability to provide and maintain infrastructure and services is discouraged.

Open Space Strategies:

- Open space is critical to provide the feeling of openness which defines Rural Desert character and should be provided as a visual, recreation, or character enhancing amenity.

- Open space will sustain natural flora and fauna, and will include connections through paths and trail systems.
- Parks should be neighborhood or specialty parks which serve the nearby residents of the Dynamite Foothills area and emphasize the unique Sonoran Desert environment.
- Encourage open spaces throughout development projects and on the perimeter of projects, where appropriate, to promote an open space transition from development to development, to ensure open space connections and a feel of openness throughout the area.
- Designate and sign appropriate public access to the McDowell Sonoran Preserve and other conservation/ preservation areas.

The complete strategies begin on page 9 of the Dynamite Foothills Character area plan.

GUIDELINES

Design and Performance Guidelines are contained in a companion document to the Character Plan titled "Implementation Program". The guidelines detail how the vision of a Rural Desert Character can be attained. They are presented first through a summary/matrix of the guideline concepts. Next through specific areas of detail including land uses, streets, streetscape, open space corridors, water and wastewater systems, other infrastructure, and annexation. Also indexed are those guidelines that are suggestions and encouragement for property developers to follow but which the City cannot include in a review process because of the City Charter or other legal restrictions, as well as those guidelines which could be considered for inclusion in new regulation, but would remain guidelines until the City Council or Planning Commission directed the development of new regulation.

Dynamite Foothills Timeline

Background Report	1/97
Goal Setting	1/97-2/97
Strategies and Guidelines	2/97-5/97
Policy	5/97-6/97
Recommended Character Plan	6/97-2/98
Growing Smarter Hiatus	3/98-2/99
Recommended Character Plan	12/99
City Council Approval	3/00
Implementation	ongoing

Dynamite Foothills Character Plan Public Process

- Over 3000 invitations were mailed and distributed for open houses in January, May, and November 1997, February 1998, and January 2000.
- Two citizen questionnaires (1993 and 1997) provided input from approximately 330 citizens.
- Several press releases were issued during the process.
- At least 12 newspaper articles have appeared in the Scottsdale Tribune, Arizona Republic and the Sonoran News.
- A Scottsdale Pride water bill insert was distributed in April 1997 and February 2000.
- Six fact sheets regarding the background information, the survey, and the goals and strategies of the Plan were prepared and mailed, each time to approximately 850 people on the mailing list.
- The Winter 1997 VisionCheck newsletter focusing on the Dynamite Foothills was mailed to 786 citizens.
- Thirteen advertised/noticed Planning Commission study sessions were held.
- Eight advertised/noticed meetings with other City Boards and Commissions were held, including: Parks and Recreation Commission, the McDowell Sonoran Preserve Commission, the Transportation Commission, the Development Review Board, the Environmental Quality Board and the Public Arts Committee.
- City Council Study Sessions were held in June and November 1997.
- Meetings with CityShape 2020 Steering Committee members, Coalition of Pinnacle Peak representatives, the Chamber of Commerce, the AZ Best Realty, and members of the Greater Pinnacle Peak Homeowners Association were held.

Four Planning Commission public hearings were held, in June and October 1997 and February 2000.

- Two City Council public hearings were held in November 1997 and March 2000.
- Two dialogue sessions with interested stakeholders following the public hearings for additional input in December 1997.

Introduction

Welcome to the Dynamite Foothills Character Plan!

This plan sets forth the long-term **vision** created for the Dynamite Foothills area through the character planning process. The goals and strategies in this report lay out the intentions for this area. A companion document to this Character Plan titled "Implementation Program" includes design and performance guidelines and potential city action items, illustrating some methods of attaining this Vision.

The Dynamite Foothills area is located generally between the McDowell Mountains on the south and the Lone Mountain Road alignment to the north, and east of 112th Street to the City boundary at 136th Street. (See the map to the right.)

The Dynamite Foothills Character Study is unique in that this area was examined in a partially-completed study a few years ago. When CityShape 2020 was initiated in 1994, the Dynamite Corridor/Area study was incorporated into the CityShape deliberations and recommendations. This character area study has provided an excellent opportunity to re-examine the issues and goals for this area of the city using the Guiding Principles and the character-based General Plan format from the CityShape 2020 recommendations.

Dynamite Foothills Character Area Study Process

The first phase of the Dynamite Foothills character area study involved research of existing conditions and projections of population, employment, and economics for this area of the city. The Dynamite Foothills Background report (January 1997) contains information on current ordinances and policies; environmental conditions; man-made conditions; the planning history of the area; and ownership patterns. The background report can be found in the Appendices document, Appendix B. This information was also presented at an open house, the first public participation opportunity in the character study.

In phase two of the character study, ideas, goals and issues were identified through a questionnaire of Dynamite Foothills residents, property owners, neighbors, and other interested persons (Appendix C), through discussions among an interdepartmental staff team; and through a Planning Commission retreat.

A second open house was held in May 1997 where the questionnaire results, and some of the goals and strategies, were presented. Attendees had the opportunity to ask questions and to make individual comments if they wished.

A Planning Commission public hearing was held in June 1997 to gather more input from interested citizens. During the rest of the Summer and into Fall the Planning Commission and city staff refined the goals and strategies of the Character Plan preparing for an October 1997 public hearing. The Planning Commission forwarded a recommendation to approve the Plan to the City Council.

A third open house was held in November to provide another opportunity for citizens to comment and ask questions. At a November public hearing City Council heard testimony and referred the Plan back to the Planning Commission with a request to bring forward the Character Plan and its Implementation Program at the same time. Two dialog sessions with citizens were held in December 1997 to identify issues to be addressed in the Implementation program. A fourth open house was held February 1998.

In April 1998, anticipating the Growing Smarter law from the state legislature, the City Council put a

hold on the three active character area studies north of Deer Valley Road. In the Winter 1998 the studies were reopened, beginning with the Desert Foothills Character Area Study

The character planning process is the first major step of a further planning process that may involve, for example: ordinance and guideline changes, character plan integration with the city budget, ongoing education and information programs and updates in order to achieve the goals envisioned in this plan. The companion documents to this Character Plan contain design and performance guidelines and action items for implementation, and appendices which outline the study process and background.

Dynamite Foothills Area Background & Planning

The Dynamite Foothills area is located in far northeast Scottsdale. To the north of the Dynamite Foothills area is a 15 square mile area of State Trust lands which has been designated as part of the Arizona Preserve Initiative (A.P.I.). (The Arizona Preserve Initiative indicates that these lands are suitable for sale for conservation purposes). North and northeast of the State lands, is the Tonto National Forest. To the west of the Dynamite Foothills area are the master planned communities of Troon Village, Troon North, Troon Ridge Estates, Desert Highlands, and the proposed Four Seasons Resort. To the south are the McDowell Mountains. To the southeast of the area is the Maricopa County-operated McDowell Mountain Regional Park. To the east is unincorporated Maricopa County land.

The majority of the Dynamite Foothills area was annexed to the City of Scottsdale from Maricopa County in the early 1980's. Before being annexed by Scottsdale, this area was examined in the Maricopa County Desert Foothills Plan. Zoning for the area at that time was for low density, single family residential. Following annexation, a General Plan for this area was created, first as the Pinnacle Peak Interim Plan (1982) and then in the Scottsdale Foothills General Plan (1984). A portion of the Dynamite Foothills area was rezoned to reflect the recommendations of the Scottsdale Foothills General Plan. The Tonto Foothills General Plan (1986) included areas previously examined in the Scottsdale Foothills General Plan, but encompassed land farther north than the previous General Plan did. The Verde Foothills Annexation Study (1990) examined Maricopa County lands to the east of 136th Street, including the proposed Scottsdale National project at the southeast corner of 136th Street and Dynamite Boulevard/Rio Verde Drive. Scottsdale National was annexed to the City in 1990, following the annexation study. A local infrastructure planning study for four (4) square miles at the south end of the Dynamite Foothills study area was done in 1990, however, recommendations from this study were not adopted by the City Council. In 1993, the Dynamite Corridor Study was initiated, a focus group provided guidance, and ultimately this study formed the basis for the Dynamite Foothills Character study. A large portion of the Dynamite Foothills Character area is included in the Maricopa Association of Governments (MAG) Desert Spaces Plan, adopted by the MAG Regional Council in 1995. The Desert Spaces Plan identifies much of the study area as a conservation and retention area

In 1996, the City Council appointed the Desert Preservation Task Force, which was charged with the mission:

"Recommend implementation of a strategic plan to preserve the Sonoran Desert and retain and enhance the unique character of our community."

The Task Force's Strategic Plan (found in the Appendices document - Appendix D) was presented to City Council in April 1997, with definitions of meaningful desert open space, open space standards, trail recommendations, and a desert open space system (shown in a map to the right). The City

Council directed staff to coordinate efforts and include the recommendations of the Desert Preservation Task Force in the Dynamite Foothills Character Area Plan. In 1998, the City Council approved the expanded Recommended Study Boundary for the McDowell Sonoran Preserve which includes those lands identified in the Desert Preservation Task Force Strategic Plan. The majority of this land in the desert open space system is under the jurisdiction of the State Land Trust. The Arizona Preserve Initiative allows local governments to request portions of State lands within their jurisdiction to be reclassified for conservation purposes. Scottsdale submitted their request for this land in late 1998. This request, if approved, would give the city the opportunity to purchase the land for conservation purposes and remove any potential for future development. It is anticipated that the review process will take well over a year. In the meantime, the voters of Scottsdale approved funding to acquire those lands with the sales tax dollars slated for the McDowell Sonoran Preserve. The total area proposed for natural desert open space is 36,400 acres or 1/3 of the city's land area. Approximately 6 square miles of the McDowell Sonoran Preserve Recommended Study Boundary lands are contained in the Dynamite Foothills Character area.

These previous studies are listed here to provide context for our knowledge and understanding of the area. Much of the groundwork for this character study was established through the findings of the previous works.

Rural Desert Character

Dynamite Foothills - Rural Desert Character

The Dynamite Foothills area is literally on the fringe of Scottsdale and the metro Valley. Between Dynamite Boulevard and the currently developing areas of the city to the southwest stand the McDowell Mountains which serve as a solid reminder that the geography and geology of the city put constraints on development in this isolated area. The area has, and will continue to have, limited access to centers of population and employment. The location of the Dynamite Foothills, its remoteness and isolation from the urban centers of the city, and the environmental sensitivity of the area have consistently led to the conclusion that this area should be developed with low intensity uses. The area contains desert vistas, broad open spaces and an attractive desert environment. It is for the most part undeveloped at this time. All of these considerations give us the opportunity to create a unique desert community with a Rural Desert character.

Rural Desert character is both a desert preservation and lifestyle issue. Individuals move into these areas to experience the openness of the natural desert setting and the rustic feel of the developed form. Residents currently living in these remote areas are generally willing to travel longer distances for services. This is part of the lifestyle issue, but it needs to be balanced with air quality, infrastructure and development pattern issues that would encourage the provision of basic services close to residential areas in order to reduce travel distances and to provide a better sense of community.

Key to achieving a Rural Desert character is the element of openness. Openness is not limited to open space although that is a large part of it. Rural Desert character relies on creating a feeling of openness through natural undisturbed desert, minimal impact of development, open view corridors, low building heights, and maintaining the natural desert vegetation which will shield visual obstructions.

Existing homes in the area are developed on large lots, typically 2-5 acres. The majority of the area is undeveloped however. The 1990 Census estimated not more than 100 persons living in the character area, and the situation has not dramatically changed since then. Desert and mountain preservation efforts will have an impact on the development character of the area, as will the low intensity development planned for the area.

Rural communities traditionally have low housing density and a large percentage of undisturbed open spaces. Low intensity neighborhood services, quite different from regional shopping centers, usually serve the residents and surrounding neighbors of rural areas. Rural Desert areas in Arizona are typified by the dominance and continuity of the desert itself and a diversity of built structures and people's individual lifestyles. Low-impact development encourages the intimate quality that residents feel with the surrounding desert.

The Dynamite Foothills area with a Rural Desert character can act as a low-density buffer from the more suburban type development found in the Troon developments, to the sensitive desert environments to the south, east, and north that may be preserved. An important consideration when looking at development opportunities in the Dynamite Foothills area is flexibility. The needs of existing and future residents, land owners, and the community at large should be balanced.

Goals and Strategies

Through the character study process, three goals have been established for the Dynamite Foothills Character Area. These goals were established in response to questionnaires, discussions with the Planning Commission, input from Dynamite Foothills area residents, property owners, neighbors, and other interested persons, and input from previous studies (Scottsdale and Tonto Foothills General Plans, Verde Foothills Annexation Study, Rio Verde Local Infrastructure Planning Study, Dynamite Corridor Study).

GOALS

- Preserve the existing Rural Desert character for the Dynamite Foothills which will result in a unique desert community distinguished from other parts of Scottsdale and the Valley.
- Recognize the topographic diversity of the Dynamite Foothills area and provide guidelines for balancing the relationship of different types of development to the unique environmental nature of the area
- Promote open space in accordance with the CityShape 2020 Guiding Principles and the recommendation of the Desert Preservation Task Force, and support the efforts of the McDowell Sonoran Preserve Commission to provide open space.

The following strategies will promote the three goals of the Dynamite Foothills Character Area Study.

Goal 1: Preserve the existing Rural Desert character for the Dynamite Foothills which will result in a unique desert community distinguished from other parts of Scottsdale and the Valley.

Response: A significant portion of the site has been preserved as open space. This abundance of open space will help maintain the rural character of the development and area, which helps distinguish this community and others in the area from the more urbanized parts of Scottsdale. In addition, the following strategies will be utilized in the development of McDowell Mountain Manor to further ensure the goals of the Dynamite Foothills Character Area Plan are met;

- Implement ESLO design standards for all streets.
- Use innovative street design where necessary to protect important natural features.
- Identify street alignments that respond to the natural terrain and protect natural features such as significant washes as illustrated by site plan which minimizes wash crossings.
- Maintain “dark skies” by prohibiting the use of street lights.
- Promote the use of colors and textures on man-made elements that blend with the surrounding environment.
- Minimize disturbance in natural water courses and preserve the natural drainage patterns.
- Use native plant species and grading techniques that will blend with the surrounding desert.

- Select utility alignments that minimize the disturbance of sensitive desert environments.
- Underground all electric and telephone utilities and direct utility providers to use sensitivity when placing above ground cabinets.
- Use vegetation and landscape mounding that fits with the natural terrain for screening in place of solid walls.
- Preserve significant areas of the property as Natural Area Open Space and reduce lot and building envelope sizes to create a greater sense of openness.
- Provide a native plant buffer along Ranch Gate Road.

Strategies:

1. Existing allowable densities (under current zoning and General Plan designations) are appropriate for all but a few areas on the fringes of the character area as identified on the accompanying map.

Response: *The proposed density of less than one (1) dwelling unit per acre conforms with the current General Plan designation for this site and reinforces the rural character of the area.*

2. Use infrastructure to preserve the Rural Desert character.

Response: *McDowell Mountain Manor will connect to and utilize the current transportation network in the area resulting in no additional need for major roads which will keep more of the natural desert intact and undisturbed.*

Streets/Transportation Infrastructure

Street design must provide for the safe movement of vehicles, bicyclists and pedestrians and provide for adequate drainage as well as emergency and maintenance vehicle access. In general, design guidelines from the Environmentally Sensitive Lands Ordinance (ESLO) should be used to minimize impacts on the natural environment.

- The City may consider new standards which minimize street widths in residential areas as much as possible to protect important natural features, and enhance the rural look of the streets.
- Encourage alternatives to asphalt roads, such as stabilized dirt roads, in some residential areas where traffic densities are expected to remain low and the terrain will allow.
- Encourage street alignments that respond to the natural terrain where possible.
- Maintain the "dark skies" in the area by discouraging street lights on local and collector streets. Use street lights only where needed for safety at selected intersections.
- Allow the use of ribbon curbs on collector and residential streets where rolled or vertical curbs are not required for drainage mitigation.
- The City may consider installing a median on minor collector roadways where it is appropriate to provide a more environmentally sensitive street corridor.
- Encourage a connected public trail system, separate from the streets, in lieu of concrete sidewalks where net residential density is low. Where appropriate, encourage the use of

stabilized decomposed granite for sidewalks, consistent with city standards, where concrete sidewalks would otherwise be required.

- Provide links between these trails and the shared use trails shown in the Trails Plan of the Circulation Element.
- If sidewalks are built, they should be located away from, and separated by a vegetation buffer from the back of curb, when possible.
- Provide bike lanes on Dynamite Boulevard, 128th Street and 118th Street (per the Bicycle Facilities Plan of the Circulation Element and the Bicycle/ Pedestrian Transportation Plan), using ESLO design guidelines. Promote the development of off-road shared-use trails for cyclists and pedestrians.
- Encourage and promote the use of appropriate colors and textures on all man-made elements to blend into the adjacent natural desert environment.

Drainage Infrastructure

- Restrict development in watercourses, i.e. floodplains and washes (per the Floodplain Ordinance Section 37-41. Prohibited Development. Paragraph (a). p. 3022) to prevent hazards to life or property during a flood event and to prevent erosion of soils.
- Encourage the use of undulating banks and revegetation of the banks of detention/retention basins. Revegetation of detention/retention basins should use native plant species appropriate to riparian areas and correspond to the plant densities of the surrounding areas according to the ESLO and the Landscaping Ordinance.
- Provide adequate drainage design for roads not paved with asphalt to provide access, prevent erosion or silt deposition, and to minimize maintenance.

Public Safety

- All roads should provide a passable width to accommodate emergency vehicle access and provide adequate drainage.
- Encourage environmental design of development which reduces opportunities for crime and enhances emergency response.
- Public off-road trails and paths should be designed to accommodate small emergency vehicle access, with access points to trails and paths.
- Promote protection from wildland fire through appropriate landscape design and standards.
- Provide a police and fire satellite facility in the Dynamite Foothills area when clear need is established.

Water/Wastewater

The city has master plans for water and wastewater systems, outlining major infrastructure components. Character plans provide an opportunity to serve as a guide for infrastructure in areas where the ownership of land makes it unlikely that a master planned community will occur.

- In order to maintain adequate fire flows and customer service, booster pump stations in high elevations should be considered in the Dynamite Foothills area.

- Blend or camouflage reservoirs into the surrounding environment.
- Consider use of alternatives to traditional gravity sewers where the topography presents a difficulty to traditional gravity sewers.
- Avoid, where possible, the disturbance of sensitive desert environments with water and wastewater infrastructure.
- If the disturbance of sensitive desert environments with water and wastewater infrastructure is unavoidable, minimize the impacts of such disturbance. Disturbed areas may be used as trail or path routes to avoid disturbing additional areas.

Utilities

- Encourage underground placement of electric utility lines, where feasible, to preserve the visual amenities of the area.
- Encourage utility providers to blend all above-ground cabinets and structures with the surrounding natural environment.
- Promote the use of site planning techniques which minimize the visual impact of development and promote a Rural Desert character.
- Encourage the use of vegetation screens, berming that fits the nature of the local terrain, rail fencing and the like, instead of solid walls.
- Encourage use of native or desert landscaping. Discourage turf in areas visible from surrounding properties or roadways. Turf may be appropriate in parks and schools in limited quantities.
- Discourage the use of perimeter walls.
- Where walls are used (yard enclosures) they should undulate with the natural terrain, use desert tone colors to blend into adjacent natural desert, should provide breaks or gaps for indigenous wildlife migration routes, and maintain open vista corridors.
- Use alternative development patterns which create a sense of openness and provide meaningful desert open space, such as:
 - Flag lots and/or shared driveways.
 - Building envelopes to minimize disturbance of the natural site.
 - Cluster development where the topography will allow.
- Designate grading/construction envelopes during the development of a site to protect the surrounding natural desert areas from construction encroachment
- Encourage development proposals which exceed the existing natural area open space (NAOS) and design requirements of the ESLO.
- Promote the environment and the terrain in forming the building design and site layout. ESLO design guidelines are appropriate benchmarks.
- Promote building envelopes to minimize disturbance of the natural site, to create a sense of openness, and to provide meaningful open space.
- In appropriate areas, consider cluster development as a means to provide a range of

housing types and as a further approach for maintaining areas in their natural state. Net density and character of clustered areas shall remain consistent with the Rural Desert character of the Dynamite Foothills area. These clusters may be most appropriate in valleys or behind hills where the homesites are not visible.

***Response:** In addition to using many of the above techniques, internal roads and residential lots have been planned to minimize disturbance and create abundant open space, specifically in internal drainage areas. These open space areas help maintain the Rural Desert character consistent with the area. In addition, building envelopes have been established to further restrict development and provide additional open space and create more openness throughout the community.*

3. The city will consider a larger Scenic Corridor along Dynamite Boulevard to provide a more open feel from the roadway and a larger open view corridor.
4. Use native vegetation in streetscapes. All hardscapes should assume a rustic style appropriate to the area.

***Response:** Native vegetation will be used throughout the community as well as on perimeter roadways. Hardscape will complement the natural desert environment and overall character of the area.*

5. Provide multiple street and trail access into and throughout residential neighborhoods. Gated communities that restrict vehicular and trail access are discouraged.

***Response:** Although the community is planned to be gated, the limited number of units do not pose as a hinderance to connectivity to adjacent roadways or prohibit trail connections to adjacent trails. Gated communities have proven to raise the overall quality of a given area and raise property values without negatively impacting an area.*

6. Transition development adjacent to conservation areas or the McDowell Sonoran-Preserve by using appropriate setbacks, building scale, building massing, and open space

Goal 2: Recognize the topographic diversity of the Dynamite Foothills area and provide guidelines for balancing the relationship of different types development to the unique environmental nature of the area.

Strategies:

1. The city should develop guidelines for residential development through this Character Plan which incorporates site planning, open space, building massing, and construction techniques which preserve the Rural Desert character.
2. The City may consider low-scale and low-intensity non-residential uses similar in character to residential development with a low profile, a rural southwestern feel, and preservation of meaningful open space.
3. The City may consider resorts in the Dynamite Foothills area if all structures maintain a rural southwestern feel, maintain a low profile, and preserve meaningful desert open space. Specialty resorts (dude ranches or health resorts) surrounded by large areas of open space to further the desert theme of the Dynamite Foothills will be considered.

4. Encourage property developers to provide meaningful open space following the guidelines of the Desert Preservation Task Force. For example, connect open spaces like wash corridors/floodplains, natural area open space (NAOS), conservation open space (COS), etc. (See meaningful open space definitions in Appendix D - Desert Preservation Task Force Strategic Plan and Standards report.)

***Response:** The property developers and development team placed a priority on providing meaningful open space. As such, over 40% of the site is being provided as NOAS. This significant open space preservation allows for open space connectivity to neighboring areas and maintains the natural drainage patterns of the site.*

5. The city may consider golf course developments in this area if they are target-type courses, integrated into the existing desert environment, use native plant materials, and follow the natural topography of the area. Golf courses should maintain the Rural Desert character of the Dynamite Foothills by including enough land area to minimize the visual impacts of the golf course itself and permit residential development at a low net density. Golf course development should comply with the city's approved Golf Course Policy.
6. The city may consider the development of neighborhood services such as professional offices, grocery stores, and churches, when population and market conditions justify and in appropriate locations. These services should be located near street intersections and/or near each other.
7. Non-commercial equestrian uses are an appropriate fit in the Dynamite Foothills' Rural Desert character. The city encourages the location of non-commercial equestrian uses in less environmentally sensitive areas within the district and/or on the development parcel. Access should be provided to shared-use trails which connect into the citywide and regional trail system.
8. Encourage an orderly development pattern extending from existing development. (Development that negatively impacts the city's ability to provide and maintain infrastructure and services is discouraged (based on the Cost of Services Study and Valleywide standards for service and infrastructure).

***Response:** The proposed plan continues the development plan that has been established for the area by keeping densities low and providing large-lot custom homesites that promote desert living. Planned roadways and lots are integrated into the site to preserve significant open space, further keeping the rural character of the area intact.*

Goal 3: Promote open space in accordance with the CityShape 2020 Guiding Principles and the recommendations of the Desert Preservation Task Force, and support the efforts of the McDowell Sonoran Preserve Commission to provide open space.

Strategies:

1. The City should consider developer donation, density transfer, purchase, county acquisition, state land leasing, the Arizona Preserve Initiative and other methods where funding will allow, to provide meaningful open space as defined in the Desert Preservation Task Force Strategic Plan and the goals of the McDowell Sonoran Preserve Commission.
2. Designate and sign appropriate public access to the McDowell Sonoran Preserve and other conservation/ preservation areas.

3. Use open space and conservation/preservation areas to preserve a Rural Desert character through the following methods:

- Provide visual open space amenities along and near streets and use natural open space between new developments and existing roadways to minimize the impact on existing views.
- Encourage the use of natural area open space in site planning and subdivision layout to ensure an overall openness to subdivisions, individual development, and the planning area.
- Restrict access to sensitive habitats.
- Sustain natural flora and fauna resources and systems through the provision of natural area open space.
- Encourage the integration of natural area open space throughout development projects and on the perimeter of projects to ensure open space connections and a feel of openness throughout the area.
- Encourage the location of natural area open space where it will be a visual, recreation, or character enhancing amenity for development projects and the planning area
- Encourage natural area open spaces and areas that can be used and enjoyed by residents and that connect to open areas outside developments.
- Encourage a trail system which connects to open spaces. This trail system should not pass through areas defined as primarily visual and/or environmental amenities by the Desert Preservation Task Force (see Appendix D).
- Provide building setbacks which are not all in a straight line and avoid giving the image of being in a straight line along the edges of projects and open space buffers.
- Preserve and protect unique open spaces, and archaeological and historical sites.
- Encourage large continuous areas of open space (wash corridors, NAOS, COS) rather than small fragmented pieces of natural area.
- Seek an open space connection between the Tonto National Forest and the McDowell Mountains to provide for wildlife migration and movement and drainage and floodplain management.
- Encourage the development of a meaningful open space system which connects open space throughout the area and outside the Dynamite Foothills area.
- This system will provide open spaces and areas that can be used and enjoyed by residents and visitors alike and will create transitions from conservation/ preservation areas to areas of development. Wash corridors can provide the backbone of this system

Response: *Open space preservation is predominant feature of this planned community. Over 40% of the site will be preserved as NAOS and will provide opportunities for trail connectivity, animal migration, preservation of natural drainage ways, and keep the community rural in character.*

4. Encourage open spaces throughout development projects and on the perimeter of projects where appropriate, to promote an open space transition from development to development, to ensure open space connections and a feel of openness throughout the area.

Response: *Open space has been provided throughout the development. These open space areas provide an open feel to the community, maintain natural drainage patterns, provide for trail and connectivity opportunities, and help maintain the rural character of the area.*

5. The city should study and define continuous floodplains and wash corridors prior to development
6. Use parks and recreation areas to enhance and preserve a Rural Desert character through the following strategies:
 - Provide neighborhood and specialty parks to respond to the unique natural features in the area such as the northern end of the McDowell Mountains and Fraesfield Mountain.
 - Seek opportunities to accommodate low-impact specialty parks and other recreational amenities that respond to the needs and wishes of the citizens (indicated through the questionnaires).
 - Park design should emphasize the unique Sonoran Desert environment through minimal disturbance to the site, desert responsive architecture and construction detailing
 - Limit turf to active recreation areas, specific picnic/open play spaces, and areas of high public use.
 - Use drought tolerant plant material in landscaped areas.
 - Use sensitivity in providing lighting systems for outdoor recreational facilities to ensure participant safety and to minimize glare and trespass light into adjacent neighborhoods and streets.
 - Parks should be located to preserve public access to the most sensitive or unique natural or cultural features in the area.

Glossary

Boulder Features

Exposed bedrock clusters produced by the weathering of granite or other bedrock in places which have at least one dimension of 15 feet or more across, a height at one point above the surrounding terrain of 10 feet or more, and includes a minimum setback of 20 feet around the entire feature. The locations of boulder features are designated by the city on maps.

Building Envelope Technique

The area of a site where the building will be located. A technique for building which disturbs a minimal area of the buildable part of a parcel.

City Charter

A document which outlines the structure and processes of a city's government and identifies the powers and limitations.

Construction Envelope

One or more specified areas on a lot or parcel within which all structures, driveways, parking, decks, walks, and improved facilities are located. Underground utilities may be located outside the construction envelope.

Clustering/Cluster Development

Essentially any general approach which results in a more compact arrangement of buildings and creates larger blocks of connected open space in lieu of smaller, individual portions. Usually development which locates buildings in limited areas on a site to allow the remaining land to be used for open space.

Cubic Feet per Second (c.f.s.)

Measure of flowing water in a watercourse (A lake, river, creek, stream, wash, arroyo, or other channel over which water flows at least periodically).

Density

Usually: the number of dwelling units per acre in residential districts. Gross density is defined as the total number of dwelling units divided by the total land area of the site, excluding nothing. Net density is the total number of dwelling units divided by the net area of the lot or site (excluding roads, public open space, utility rights-of-way, and community facilities)

Development Project

Any development resulting from the approval of a building permit, lot split, preliminary or final plat, rezoning application, grading permit, public or private infrastructure improvement, variance request, development review, master plan, native plant removal, relocation or revegetation, or use permit.

Development Review

A process along with criteria to consider the site and architectural design character and features of development, excluding single family houses. This process is intended to provide for a basic standard of design quality throughout the community, establish character themes, seek

durability in physical development and seek the desired identity of the community. The Development Review process is overseen by the Development Review Board

Development Site

A specific area within a development project which is proposed for a specified zone, use, or density, and may be developed separately from the balance of the development project by a person other than the master development plan applicant.

Environmentally Sensitive Lands Ordinance (ESLO)

A set of zoning regulations adopted by the City of Scottsdale to guide future development in the desert and mountain areas of North Scottsdale. The ordinance has a variety of standards that are applied to ensure that new construction will be compatible with the natural beauty of the area. The ESLO took effect on March 21, 1991 and applies to approximately 134 square miles of Scottsdale north of the Central Arizona Project.

Exposed/Shallow Bedrock

Bedrock which is exposed or which has irregular patches of soil cover that may vary in depth or location over time. The maximum depth of the soil cover is 3 feet. The Dynamite Foothills area contains areas of exposed/shallow bedrock.

F.A.R.

Floor Area Ratio. The maximum gross floor area of all buildings on a lot expressed as a percentage of the lot area. This indicates the maximum permissible gross floor area for all buildings on a lot, excluding covered parking structures.

General Plan

A collection of policies and plans which provide a guide and baseline for decisions regarding the physical growth and evolution of the city. The General Plan provides a comprehensive, coordinated set of intents and directions for the physical development of the city, including but not limited to, land use, transportation, economic conditions, environment, infrastructure, public facilities and physical character.

Land Slope

The ratio of the vertical rise in the land elevation over the horizontal dimension of the rise.

Natural Landmarks

Prominent, unique terrain features which due to their character and location are considered landmarks for the city or for a local region within the city. Such landmarks may or may not be named features. These features are indicated on maps of record at the City and have been designated by the City Council.

Historical and archaeological sites shall also be considered as landmarks.

Neighborhood Service Areas

Areas of the character area which may be suited in the future to non-residential uses such as: parks, schools, commercial and office uses. These uses would likely remain small in scale and will retain the Rural Desert character.

Open Space

Meaningful Open Space: Open space which due to its size, function, visibility, accessibility and/or strategic location is a community amenity or resource. Open space which can be accessed or can be viewed by the public. Open space which serves to protect a significant ecological area. Meaningful Open Space is divided into three categories: *accessible desert open space* consisting of public use areas and public access areas; *visual desert openspace* consisting of mountain and desert conservation areas, wash corridors and street setbacks, and *desert character open space* consisting of restored areas such as detention basins and drainage channels and improved areas such as parks and golf courses that have a desert character. (Desert Preservation Task Force definition - see Appendix D for further explanation)

Natural Area Open Space: Areas of undisturbed natural desert with no man-made improvements and approved revegetated areas.

Developed Open Space: landscape areas, turf areas, parks, golf courses and other recreational facilities excluding any associated buildings.

Parcel

A legally defined lot, or contiguous group of lots in single ownership or under single control, and considered a unit for purposes of development and open space calculation.

Paths

A shared-use pedestrian, equestrian, cyclist route or system which is paved.

Preliminary Plat

A conceptual plan for a proposed layout of lots, tracts, rights-of-way and easements in a proposed subdivision.

Protected Ridgeline

A ridge identified by the city as being visually significant and important to the city's image and economy. Protected ridges are designated on the ESLO Special Features maps. In the Dynamite Foothills area, Fraesfield Mountain and portions of the McDowell Mountains have protected ridgelines.

Revegetation

Replacing vegetation in an area where vegetation has been removed for construction, or due to natural causes. The effort is made to revegetate to surrounding plant densities and species.

Ridge

A relatively narrow elevation which is prominent because of the steep angle at which it rises; an elongated crest, or series of crests, with or without individual peaks, significantly higher than the adjoining ground.

RSB

The Recommended Study Boundary of the McDowell Sonoran Preserve, indicative of the land area the city desires to ultimately acquire through the Preservation Program.

Scenic Corridor

A major roadway which has been so designated on the General Plan in order to minimize the visual intrusion of adjacent development and maximize the unique character of different areas of the city.

Severely Constrained Area

Any land within the ESLO Hillside landform which contains land slopes over 25%, unstable slopes, or special features, including any land which is surrounded by one of these conditions.

Special Flood Hazard Areas

As defined by Section 37-17 of Chapter 37 of the Scottsdale Revised Code (Floodways and Floodplains) are areas having flood and/or flood related erosion hazards as shown on a Flood Hazard Boundary Map or Flood Insurance Rate Map as zone A, AO, AI-30, AE, A99, AH or E, and those areas identified as such by the Floodplain Administrator, delineated in accordance with Section 37-18(b) and adopted by the Floodplain Board.

Target Golf Course

A golf course which minimizes the use of turf, usually to tee boxes, target fairways, and greens, maintaining the native desert landscaping throughout the course.

Trails

A shared-use pedestrian, equestrian, cyclist route or system which is not paved.

Transition

A change from one development density to another or from a preserved area to a developed area. Transition from the Preserve is potentially no development to very low-density development away from the "edge" of the Preserve.

Use Permits

A process with general criteria to consider uses which may be compatible within a district but which may need special limitations in order to be considered appropriate for the area. General golf course approval uses the use permit process.

Viewsheds

The major segments of the natural terrain which are visible above the natural vegetation from designated scenic viewpoints which are shown on the ESLO Special Features maps.

Vista Corridor

A major open space corridor which follows major watercourses or other features as identified on the General Plan and which protect major wildlife habitat, protect distant views, separate land uses, and provide links for trails and paths.

Wash

Usually a watercourse which flows during flood events, or intermittently. Washes contain a riparian environment and are used by wildlife.

Watercourse

A lake, river, creek, stream, wash, arroyo, or other channel over which water flows at least periodically. "Watercourse" includes specifically designated areas in which substantial flood damage may occur.

Zoning

Policies regulating the use of land and the physical parameters of development of the land along with procedures, for changing the status of land use and the physical development standards.

Environmentally Sensitive Lands Ordinance

The City of Scottsdale Environmentally Sensitive Lands Ordinance (ELSO) is a 134 square mile environmental protection overlay that was adopted in 1991. The overlay encompasses the lands north of Central Arizona Project canal and is in effect to preserve natural open space and elements. City Council has amended this ordinance over the past decade to ensure preservation and development are balance in all land uses in this area.

Twelve general statements form the ESL are listed below, with responses that outline how McDowell Mountain Manor complies with the overlay standards and objectives.

- 1) Protect people and property from hazardous conditions characteristic of environmentally sensitive lands and their development. Such hazards include rockfalls, rolling boulders, other unstable slopes, flooding, floor-related mud slides, subsidence, erosion, and sedimentation.**

Proper Engineering and Planning analysis has been completed for the site and surrounding areas to ensure that all potential hazards, constraints, and sensitive areas have been addressed.

- 2) Protect and preserve significant natural and visual resources. Such resources include, but are not limited to, major boulder outcrops and large boulders, major ridges and peaks, prime wildlife habitat and corridors, unique vegetation specimens, significant washes, and significant riparian habitats.**

Preserving the existing natural desert terrain has been a top priority for the proposed community. Natural open space has been considered an important feature of the site and should be integrated into the site plan. Maintaining unrestricted views and caring for existing habitats, such as natural drainage ways and native vegetation is a key component of the site plan.

- 3) Protect renewable and nonrenewable resources such as water quality, air quality, soils, and natural vegetation from incompatible land uses.**

McDowell Mountain Manor has preserved and protected the existing drainage ways on the site to help maintain the water quality of the area. In addition, utilizing existing transportation networks and preserving over 40% of the site as NAOS will allow the community to protect renewable and nonrenewable resources.

- 4) Minimize the public costs of providing public services and facilities in ESL areas such as streets, water, sewer, emergency services, sanitation services, parks, and recreation. Costs associated with the design and development of infrastructure in environmentally sensitive areas can be higher than costs in other areas of the city due to the unique and fragile nature of such lands.**

The proposed community will utilize and improve existing streets for access, utilities and emergency services.

- 5) Conserve the character of the natural desert landscape. Guide the location and distribution of meaningful on-lot and common tract open space and protect sensitive environmental features to sustain the unique desert character found in ESL areas.**

The natural desert landscape will be preserved and featured throughout McDowell Mountain Manor. The design of the neighborhood focuses on integrating the character of the Sonoran Desert

environment, while preserving wash corridors and native vegetation to maintain existing drainage patterns and provide open space that can be viewed enjoyed by future residents and area residents.

- 6) Recognize and conserve the economic, education, recreational, historic, archaeological, and other cultural assets of the environment that provide amenities and services for residents and visitors.**

McDowell Mountain Manor benefits by being located within close proximity to the many parks and recreational areas in North Scottsdale. Their associated trails and trailheads will allow future residents and visitors to appreciate and respect the cultural assets of the natural desert.

- 7) Assure that decisions regarding development in environmentally sensitive areas are based on complete and accurate information about the environmental conditions including drainage features and probable development impacts.**

The proposed community will preserve and existing wash corridors to ensure drainage features operate with no negative impacts to the development. Extensive study has been prepared on-site and in the immediate surrounding areas to analyze and fully understand the environmental conditions that exist onsite and their impacts to the adjacent developments.

- 8) Minimize the impacts of development by controlling the location, intensity, pattern, design, construction techniques, and materials of development and construction.**

McDowell Mountain Manor minimizes the impact of development by emphasizing and incorporating existing open space and other natural elements into the design of the community. As a result, the community will be able to minimize construction impacts and help maintain the rural character and development pattern of the area. The pattern, design, and materials used on site will reflect the character of the Sonoran Desert and reinforce the overall character of the area.

- 9) Retain the visual character of the natural landscape to the greatest extent feasible by regulating building mass, location, colors, and materials; grading location, design and treatment; and landscaping design and materials.**

The proposed community is seeking to implement amended development standards which will allow for a reduction in lot size, which will translate to smaller disturbance areas. Building envelopes will be used within all residential lots to further delineate construction boundaries. Building heights and locations will be in compliance with the zoning regulations and the landscaping will continue to respect the natural desert environment as McDowell Mountain Manor intends to use a native desert palette consistent with the surrounding area.

- 10) Maintain significant open spaces which provide view corridors and land use buffers, protect landmarks and large boulders, and prime wash habitats, by preserving these features in their natural state to maintain the city's unique desert setting.**

McDowell Mountain Manor had placed a priority on preserving open space within and around the community. Maintaining significant open space in its natural state is critical to the community's vision and overall goals of being a community that features desert living.

- 11) Protect environmentally sensitive lands, while also recognizing the legitimate expectations of property owners and the city's overall economic goals.**

McDowell Mountain Manor will protect the environmentally sensitive areas on-site through the implementations and dedication of a Scenic Corridor and significant Natural Area Open Space which includes the preservation of significant wash corridors and native vegetation. These features have been preserved while meeting the goals of the development which will continue to help promote the City's economic goals.

12) Encourage innovative planning, design, and construction techniques for development in environmentally sensitive areas.

The community features innovative planning and design, which includes the use of strategically placed development envelopes. These planning and design concepts reinforce minimal impacts from construction. This site prioritizes open space in order to reduce the development footprint and ensure that significant native habitats and drainage ways will remain in their natural condition.

Appendix A: Scottsdale Sensitive Design Principles

Scottsdale's design principles are enforced so new development reflects and enhances the unique climate, topography, vegetation, and historical elements of the area and the overall city. These elements are considered amenities that uphold the quality of design and sustain the Scottsdale community.

1) The design character of any area should be enhanced and strengthened by new development.

This proposed new development showcases the area's Sonoran Desert Character by strategically blending with the natural setting. McDowell Mountain Manor will utilize the natural desert setting as the background landscaping throughout the site, while enhancing select areas with a consistent native palette.

2) Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features such as:

- **Scenic Views of the Sonoran Desert and Mountains**
- **Archaeological and historical resources**

McDowell Mountain Manor will preserve natural drainage ways and implement Scenic Corridors to protect natural features of the site. The community will also utilize building envelopes to further define the development area. These development envelopes have been carefully designed to avoid sensitive natural features while orienting toward mountain views. These views, along with significant open space, will be the key features of this community.

3) Development should be sensitive to existing topography and landscaping. A design should respond to the unique terrain of the site by blending with the natural shape and texture of the land while minimizing disturbances to the natural environment.

The proposed community will respect the existing topography and washes to create an integrated community in a natural setting. The natural terrain provides texture and undulation within the development that makes this natural desert community unique.

4) Development should protect the character of the Sonoran Desert by preserving and restoring natural habitats and ecological processes.

Large buffers are planned within the site and intend to incorporate existing sensitive areas including natural drainage ways and wildlife corridors.

5) The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations.

Within the community, public spaces, including streets and common tracts will use natural materials and landscaping to blend within the natural desert setting. Colorful cactus and desert flowers will be implemented to provide accents and depth to further enhance the natural and built environment.

6) Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.

McDowell Mountain Manor is located near to many of the great trails and biking routes of North Scottsdale. This location will allow residents alternative modes of transportation which create opportunities for social interaction and promote community involvement.

7) Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.

Landscaping will emphasize providing shade in pedestrian areas and roadways. Preserved open space corridors provide for connections to adjacent development.

8) Buildings should be designed with logical hierarchy of masses.

All buildings within McDowell Mountain Manor will be residential and shall be designed with massing that complements the natural terrain and environment.

9) The design of the built environment should respond to the desert environment.

The proposed development responds to the desert environment by working with the natural topography of the site and preserving the natural drainage ways. The proposed building will be residential in scale and the landscaping will be native and feature the natural color palette found in the Sonoran Desert.

10) Developments should strive to incorporate sustainable and healthy building practices and products.

Considerations to incorporate energy conservative and low impact design and construction practices at McDowell Mountain Manor will be encouraged.

11) Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.

Landscaping shall utilize a native plant palette and enhance the existing natural desert. Preserved open space areas and Scenic Corridors will provide additional landscaped open space and the ability to preserve mature plant materials, which further enhances the overall area.

12) Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.

Utilizing native plants and the natural terrain will allow the proposed community to minimize its water intake.

13) The extent and quality of lighting should be integrally designed as part of the built environment.

Natural light will be encouraged in the community by providing abundant open spaces and greater separation between homes. Light pollution will also be minimal by using full coverings on public lighting and minimal decorative lighting. McDowell Mountain Manor will be a "Dark Skies" community and minimize on-site lighting.

14) Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.

Minimal signage is needed for the small community at McDowell Mountain Manor. Signage will incorporate natural colors and materials with minimal lighting. The sign will complement and reflect the natural desert setting and be reflective of the boutique community.

Appendix B: Sensitive Design Concept Plan & Proposed Design Guidelines

Scottsdale has established a set of guidelines for the design of public and private projects within the city. These guidelines are contained within the Design Standards and Policies Manual, commonly known as the DS&PM. The DS&PM is made up of twelve chapters all dealing with various areas of public and private development issues and intended to provide direction during the design of and construction document preparation for development activities within the City.

McDowell Mountain Manor is in its preliminary development stages. As a result, specific detailed design has not begun at this time. However, the following standards and guidelines have been established to ensure that the standards and policies conveyed by the DS&PM will be followed.

Site Features

- Site features such as washes and native vegetation will be kept in a natural state to the maximum extent as practical. Improvements that are required to natural washes will complement their natural function and appearance.
- Existing trees shall be preserved whenever practical or feasible.
- Significant rock outcrops, should there be any, shall be preserved.
- Views of near and distant mountains shall be considered and prioritized during the design process.

Site Planning

- Roadway and driveway alignments will be located to minimize disruption to the natural drainage patterns of the site. Where crossings are necessary, consideration will be given to flow over the roadway, erosion, sediment transport and clogging.
- Emergency access will meet or exceed Scottsdale Fire Department requirements.
- Gated entrances will comply with the standards of figure 2.1-3 of the DS&PM.

Infrastructure

- Roadway cross-sections will comply with ESL standards as illustrated in the DS&PM.
- To minimize impact, utility lines will be located in road and driveway corridors as much as possible. In cases where utility lines cannot follow a road or driveway corridor, they will be located in easements or separate tracts and where desert materials are damaged due to the installation, revegetation will be provided.
- Pavers and natural stone may be used as an alternative to asphalt or concrete streets.

Grading

- Grading and disturbance to the site will be minimized. Fill and cut slopes will be graded to blend back into the natural terrain. Where retaining walls are required, heights will be kept to a minimum and terracing will be incorporated to avoid tall walls.
- Grading for individual residences will be limited to the building envelope area only.

Drainage

- Only local native rock will be used for erosion protection.

- Storm water storage basins and drainage channels will comply with DS&PM standards. In addition, they will be shaped to be "free-form" so as to blend into the natural desert surroundings. Landscape material will generally consist of native plants capable of surviving periodic inundation such as the species identified in section 2-1.903 of the DS&PM.

Architecture

- All residential structures shall compliment the natural desert in form and color.
- All accessory structures shall match the character of the main building.
- All residences shall utilize four-sided architecture.
- Residences should provide shading and shaded areas to provide protection from the intense sun.
- Buildings should be designed to maximize the beauty of the outdoors and the warm winter climate.
- Building design should draw inspiration from the rich southwest architectural heritage.
- Native materials and colors should be emphasized.
- Garage placement should vary from lot to lot.
- Massing and articulation should be varied.
- Roof tile materials will be concrete or clay, flat or S-tiles, depending on the architectural style.
- Standing seam metal roofs in non-reflective neutral colors shall be permitted in appropriate architectural styles.
- Roof tile colors, shapes and textures shall be consistent with architectural themes.

Landscape

- All landscape plantings shall conform to the standards as identified in DS&PM and ESLO.
- All landscape materials shall complement the natural vegetation found on-site.
- All areas of disturbance shall be revegetated with plants and densities consistent with the existing natural condition.
- Landscape selection should be consistent in size and scale of the adjacent residence.
- The colors of the landscape material should complement the character of the adjacent building.
- Landscape should enhance the architectural features of the building, not detract or hide them.
- Landscape design should provide for shade and use of outdoor spaces that complement the building.
- Landscape material should be of the desert whenever possible.
- Landscape plantings should be designed in a manner to highlight the uniqueness of the desert landscape.
- Whenever feasible or desirable, existing healthy trees shall be preserved or relocated.
- Existing trees that are salvaged must be placed in a temporary onsite nursery to be maintained until planted in the community.
- Turf shall only be permitted in areas within a residential lot, inside the building envelope, enclosed by a wall or fence, and not in view from the public street.

Hardscape

- All hardscape materials shall complement and be compatible with the natural desert environment.

- Concrete used for exposed drainage structures, sidewalks, curbs, gutters and driveways shall be integrally colored.
- Yard walls and fences shall be permitted within the building envelope only. Perimeter lot walls shall not be allowed.
- All utility boxes and other such structures must be screened with landscape and/or walls.
- Mechanical equipment, such as A/C units, pool equipment, etc. must be screened on all residential lots. These units must be screened by a solid masonry wall, at a minimum of four (4) feet in height.

Exterior Lighting

- All exterior lighting shall comply with the provisions as set forth in DS&PM, ESLO, and City Code.
- All exterior lighting shall be consistent with "Dark Skies" and be designed to minimize light pollution.
- All street lights shall be full cut-off and directed downward.

Community Features

- All community features, should there be any, shall comply with the provisions as set forth in DS&PM, ELDO, and City Code.
- Any planned community features will be designed to enhance the community, and complement the character of the development.

Common Structures

- Although no common structures are planned at this time, all potential common structures shall conform to the standards as set forth in DS&PM, ESLO, and City Code.
- Potential common structures might include, but not be limited to, entry monumentation and signage, trails, shade ramadas, group mailbox.

Request for Site Visits and/or Inspections

Development Application (Case Submittals)



This request concerns all property identified in the development application.

Pre-application No: 136 -PA- 2018

Project Name: McDowell Mountain Manor

Project Address: 12651 E. Happy Valley Road Scottsdale, AZ 85255

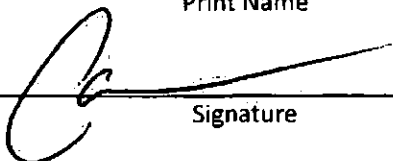
STATEMENT OF AUTHORITY:

1. I am the owner of the property, or I am the duly and lawfully appointed agent of the property and have the authority from the owner to sign this request on the owner's behalf. If the land has more than one owner, then I am the agent for all owners, and the word "owner" refer to them all.
2. I have the authority from the owner to act for the owner before the City of Scottsdale regarding any and all development application regulatory or related matter of every description involving all property identified in the development application.

STATEMENT OF REQUEST FOR SITE VISITS AND/OR INSPECTIONS

1. I hereby request that the City of Scottsdale's staff conduct site visits and/or inspections of the property identified in the development application in order to efficiently process the application.
2. I understand that even though I have requested the City of Scottsdale's staff conduct site visits and/or inspections, city staff may determine that a site visit and/or an inspection is not necessary, and may opt not to perform the site visit and/or an inspection.

Property owner/Property owner's agent: Carolyn Oberholtzer
Print Name


Signature

City Use Only

Submittal Date: _____ Case number: _____

Planning and Development Services

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ www.ScottsdaleAZ.gov



City of Scottsdale Cash Transmittal

116363

116363
2 01149275
8/17/2018 PLN-1STOP
DHOL HP600G2019
8/17/2018 3:53 PM
\$4,005.00

Received From :

David Gulino
7525 East Camelback Road, Suit
Scottsdale, AZ 85251
(602) 330-5252

Bill To :

David Gulino
7525 East Camelback Road, Suit
Scottsdale, AZ 85251
(602) 330-5252

Reference # 136-PA-2018
Address 12651 E HAPPY VALLEY RD
Subdivision GOLDIE BROWN PINNACLE PEAK RANCH UNIT ONE

Marketing Name Lot Number 16
MCR 191-26 **Metes/Bounds** No
APN 217-01-025A **Gross Lot Area** 0
Owner Information **NAOS Lot Area** 0
HHL Land, LLC **Net Lot Area** 0
1900 Murray Avenue **Number of Units** 1
Pittsburg, PA 15217 **Density**
(602) 330-5252

Issued Date 8/17/2018
Paid Date 8/17/2018
Payment Type CREDIT CARD
Cost Center
Jurisdiction SCOTTSDALE
Water Zone
Water Type
Sewer Type
Meter Size
QS 46-58

Qty	Amount	Account Number
1	\$4,005.00	100-21300-44221

City of Scottsdale

7447 E. Indian School Rd.
Scottsdale, AZ 85251
(480) 312-2500
One Stop Shop

Date: 8/17/2018 Cashier: DHOL
Office: PLN-1STOP Mach ID: HP600G20199
Tran #: 2 Batch #: 67653

Receipt: 01149275 Date: 8/17/2018 3:53 PM
116363

3170 REZONING APP \$4,005.00

TENDERED AMOUNTS:

Visa Tendered: \$4,005.00
CC Last 4: 1531 Auth Code: 564

Transaction Total: \$4,005.00

Thank you for your payment.
Have a nice day!

SALE AMOUNT

CUSTC

18-ZN-2018
8/17/2018

Card #
Chip Card:
AID:
ATC:
TC:
SEQ #:
Batch #:
INVOICE
SERVER
Approval Code:
Entry Method:
Mode:

SIGNED BY DAVE GALINO ON 8/17/2018

Total Amount

\$4,005.00

(When a credit card is used as payment I agree to pay the above total amount according to the Card Issuer Agreement.)

3" and larger water meter fees are based on cost recovery. The city will contact the owner of the construction permit if additional funds are due. Payment will be due within 30 days notification.

TO HAVE WATER METER SET - CALL 480-312-5650 AND REFER TO TRANSMITTAL # 116363

Request To Submit Concurrent Development Applications

Acknowledgment and Agreement



The City of Scottsdale recognizes that a property owner may desire to submit concurrent development applications for separate purposes where one or more of the development applications are related to another development application. City Staff may agree to process concurrently where one or more the development applications related to the approval of another development application upon receipt of a complete form signed by the property owner.

Development Application Types		
Please check the appropriate box of the types of applications that you are requesting to submit concurrently		
Zoning	Development Review	Signs
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input checked="" type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Wash Modification (WM)	Other
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> Annexation/De-annexation (AN)
Exemptions to the Zoning Ordinance	Land Divisions (PP)	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivisions	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Condominium Conversion	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions	Other Application Type Not Listed
<input type="checkbox"/> Minor Amendment (MA)	<input type="checkbox"/> Plat Correction/Revision	<input checked="" type="checkbox"/> Preliminary Plat

Owner: HHL Land, LLC

Company: HLC Equity

Address: 3003 N CENTRAL AVE SUITE 2600, PHOENIX, AZ 85012-2913

Phone: 412-334-7882

Fax: _____

E-mail: michael@hlcequity.com

As the property owner, by providing my signature below, I acknowledge and agree: 1) that the concurrent development applications are processed at the property owner's risk; 2) to hold the City harmless of all cost, expense, claims, or other liability arising in connection with the concurrent development applications; 3) to the City of Scottsdale's Substantive Policy Statement pertaining to Concurrent Applications; 4) to placing a development application on hold in order to continue processing a concurrent development application that is related to an another development application; and 5) that upon completion of the City review(s) of the development applications, one or more of the development application(s) may not be approved.

Property owner (Print Name): HHL, Land, LLC

Title: Owner

Barbara Hahn
Signature

Date: 8/14/18

Official Use Only:

Submittal Date: _____

Request: ☐ Approved or ☐ Denied

Staff Name (Print): _____

Staff Signature: _____

Date: _____

**Owner Certification
Acknowledging Receipt
Of
Notice Of Right To Appeal
Exactions And Dedications**

I hereby certify that I am the owner of property located at:

12651 E. Happy Valley Road Scottsdale, AZ 85255

(address where development approval, building permits, or city required improvements and dedications are being required)

and hereby certify that I have received a notice that explains my right to appeal all exactions and/or dedications required by the City of Scottsdale as part of my property development on the parcel listed in the above address.

Barbara Hatch

Signature of Property Owner

8/17/18

Date

B | F | S | O

BERGIN, FRAKES, SMALLEY & OBERHOLTZER

August 8, 2018

Letter of Authorization

Re: Scottsdale Rezoning Case No. 136-PA-2018

HLC Equity is seeking to rezone a 39.2-acre parcel ("the Property") in the City of Scottsdale in order to develop a single-family residential community, McDowell Mountain Manor. The Property is located at the southwest corner of Ranch Gate rd. and 128th Street, street address 12651 E Happy Valley Road Scottsdale, 85255. This rezone application, zoning case 136-PA-2018, is for 39.2 total acres and requests a zone change from R1-130 to R1-43.

This letter, on behalf of HLL Land, LLC, is intended to act as formal authorization for Carolyn Oberholtzer to be the primary applicant and point of contact for the project.

The proposed rezone map is enclosed with this letter.

If you have any comments or questions related to these applications, please feel free to contact me at (602) 888-7860 or coberholtzer@bfsolaw.com.

Fax: 602.888.7856

Mailing Address:

4343 East Camelback Road, Suite 210
Phoenix, Arizona 85018

Sincerely,



Barbara Katch, Managing Member
HHL Land, LLC

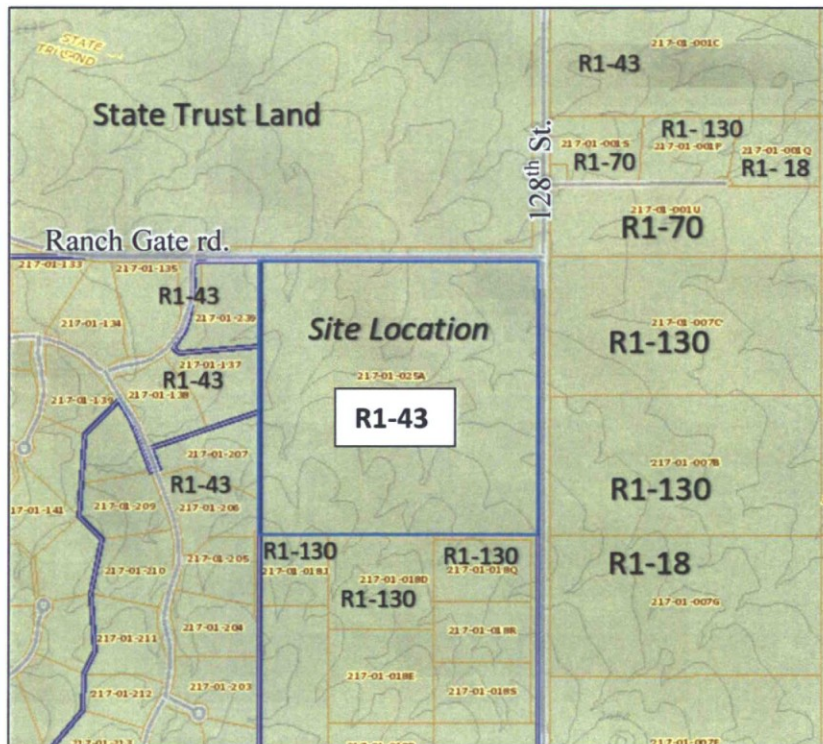
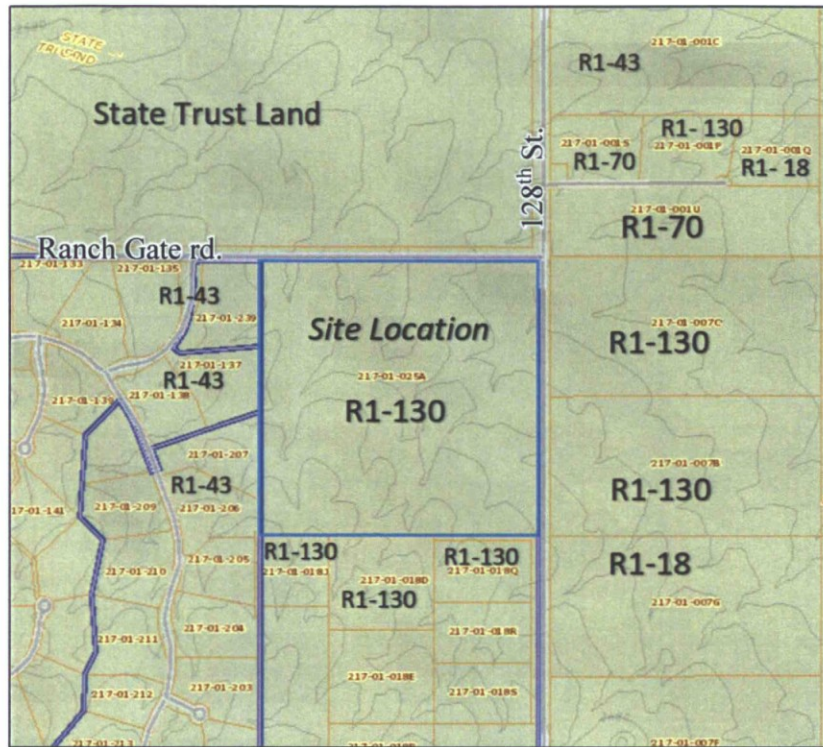
Enclosures:

Project Narrative
Location Map
11 x 17 Site Plan

18-ZN-2018
8/17/2018

B | F | S | O

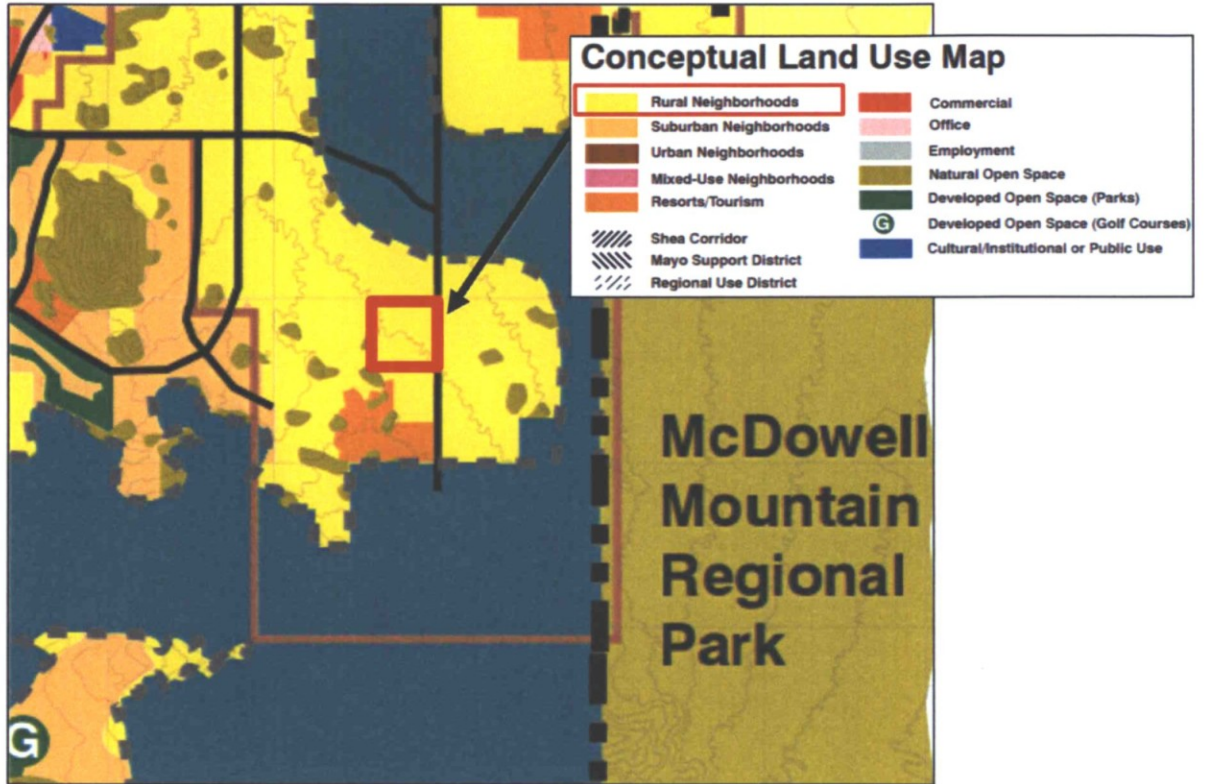
BERGIN, FRAKES, SMALLEY & OBERHOLTZER



B | F | S | O

BERGIN, FRAKES, SMALLEY & OBERHOLTZER

General Plan:



Affidavit of Authorization to Act for Property Owner



1. This affidavit concerns the following parcel of land:

a. Street Address: 12651 E. Happy Valley Road Scottsdale, AZ 85255

b. County Tax Assessor's Parcel Number: 217-01-025A

c. General Location: Southwest Corner of 128th St. and Ranch Gate Rd.

d. Parcel Size: 39.2 Acres

e. Legal Description: see attached legal description

(If the land is a platted lot, then write the lot number, subdivision name, and the plat's recording number and date. Otherwise, write "see attached legal description" and attach a legal description.)

2. I am the owner of the land or I am the duly and lawfully appointed agent of the owner of the land and have authority from the owner to sign this affidavit on the owner's behalf. If the land has more than one owner, then I am the agent for all of the owners, and the word "owner" in this affidavit refers to all of them.
3. I have authority from the owner to act for the owner before the City of Scottsdale with regard to any and all reviews, zoning map amendments, general plan amendments, development variances, abandonments, plats, lot splits, lot ties, use permits, building permits and other land use regulatory or related matters of every description involving the land, or involving adjacent or nearby lands in which the owner has (or may acquire) an interest, and all applications, dedications, payments, assurances, decisions, agreements, legal documents, commitments, waivers and other matters relating to any of them.
4. The City of Scottsdale is authorized to rely on my authority as described in this affidavit until three work days after the day the owner delivers to the Director of the Scottsdale Planning & Development Services Department a written statement revoking my authority.
5. I will immediately deliver to the Director of the City of Scottsdale Planning & Development Services Department written notice of any change in the ownership of the land or in my authority to act for the owner.
6. If more than one person signs this affidavit, each of them, acting alone, shall have the authority described in this affidavit, and each of them warrant to the City of Scottsdale the authority of the others.
7. Under penalty of perjury, I warrant and represent to the City of Scottsdale that this affidavit is true and complete. I understand that any error or incomplete information in this affidavit or any applications may invalidate approvals or other actions taken by the City of Scottsdale, may otherwise delay or prevent development of the land, and may expose me and the owner to other liability. I understand that people who have not signed this form may be prohibited from speaking for the owner at public meetings or in other city processes.

Name (printed)

Date

Signature

Carolyn Oberholtzer

8/9, 2018

DAVID GULWU
Janice van Ravenswaay

8/15, 2018
8/15, 2018
20

[Signature]
[Signature]

Planning and Development Services

7447 E. Indian School Road, Suite 105, Scottsdale, AZ 85251 • www.ScottsdaleAZ.gov

Affidavit of Authorization to Act for Property Owner

Page 1 of 1

18-ZN-2018
8/17/2018

Exhibit A: Legal Description

Parcel 1:

Parcel 16, THE GOLDIE BROWN PINNACLE PEAK RANCH UNIT ONE, a subdivision according to the plat of record in Book 191 of Maps, at Page 26 thereof, in the office of the County Recorder of Maricopa County, Arizona;

EXCEPTING all uranium, thorium, or other materials which are or may be determined to be peculiarly essential to the production of fissionable materials, as reserved in Patent recorded in Docket 304, Page 447.

Parcel 2:

Parcel 13, of THE GOLDIE BROWN PINNACLE PEAK RANCH UNIT TWO, a subdivision according to the plat of record in Book 194 of Maps, at Page 26 thereof, in the office of the County Recorder of Maricopa County, Arizona;

EXCEPT all minerals as reserved in the Patent to said land.